



**10 Warrington Street  
Newmarket, CB8 8BA  
Guide Price £205,000**



## 10, Warrington Street, Newmarket, CB8 8BA

A charming Victorian end of terrace cottage set in the heart of this town and in easy reach of an appealing range of coffee shops and restaurants.

Boasting accommodation to include living room, dining room, kitchen, two double bedrooms and a first floor bathroom. Benefiting from double glazing and gas fired heating. Externally the property offers a courtyard style garden and useful outbuilding for storage.

NO CHAIN.

### Living room 10'0" x 11'0" (3.05m x 3.37m)

With window and door to front aspect. Gas Fire. Radiator. Built in storage cupboards housing meters.

### Hall Way

With stairs rising to first floor.

### Dining Room 10'0" x 11'0" (3.07m x 3.37)

With window to rear aspect. Feature fire place (not in use). Under stairs storage cupboard with shelving. Radiator.

### Kitchen 8'3" x 6'11" (2.54m x 2.13m)

Fitted with a range of matching eye and base level storage units with work top surfaces over. Electric oven with 4 ring gas hob and extractor hood over, space for dishwasher, stainless steel sink with mixer tap over, space for fridge/freezer, tiled splashbacks. Window and door to rear aspect.

### First Floor Landing

With doors to both bedrooms.

### Bedroom 1 10'0" x 11'0" (3.05m x 3.37m)

With window to front aspect. Built-in storage cupboard with loft access. Radiator.

### Bedroom 2 10'0" x 11'0" (3.06m x 3.37m)

Window to rear aspect, radiator and door through to:

### Bathroom

Suite comprising of panel bath, low level WC, pedestal wash hand basin, shower cubicle with electric shower, gas boiler, obscured window to the rear aspect.

### Outside

Full enclosed rear garden, gated access leads to a side passage way between the neighbouring property. Outbuilding for storage with space and plumbing for washing machine and further storage cupboard.

### Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is

approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

### Property Details

EPC - D

Tenure - Freehold

Council Tax Band - B - West Suffolk

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

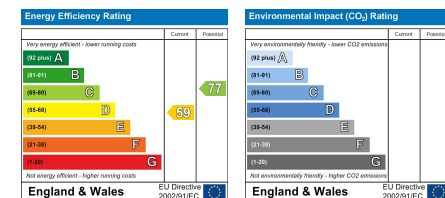
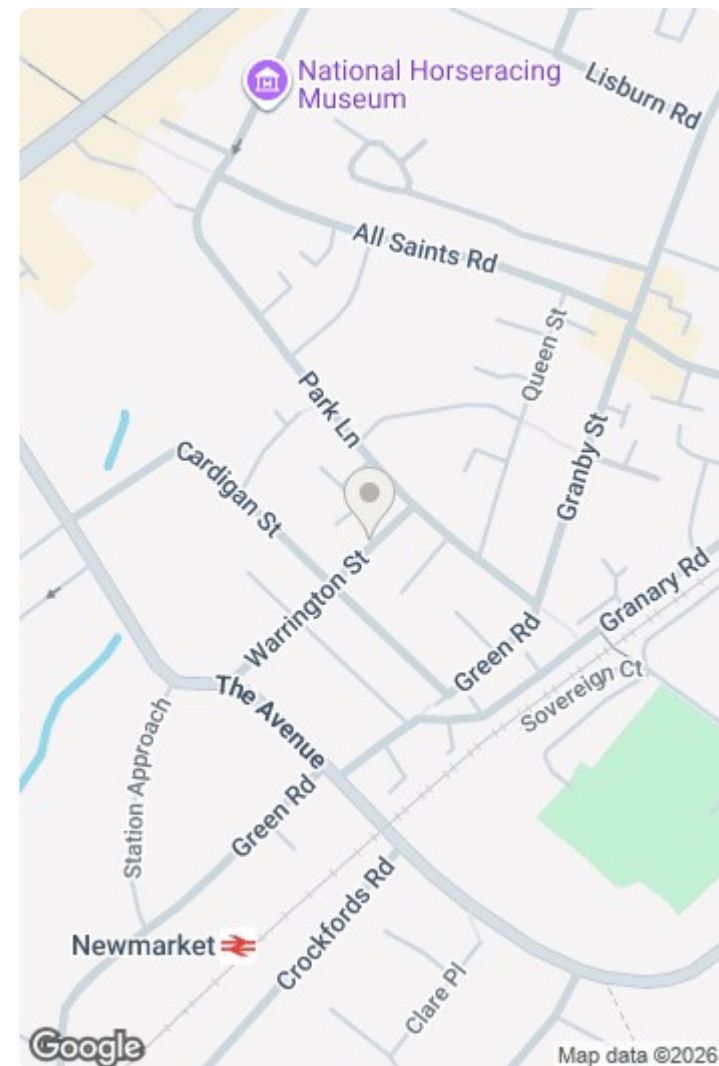
Broadband Connected - TBC

Broadband Type – Ultrafast available, 1200Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of





This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



