



Cardigan Street, Newmarket CB8 8HZ

Guide Price £390,000

Cardigan Street, Newmarket Suffolk CB8 8HZ

A rather special period cottage set in the heart of this famous market town and in moments of Tattersalls and railway station.

Incredibly deceptive and offering generous size rooms, this property offers accommodation to include entrance hall, living room, dining room, kitchen, side lobby/rear porch, three good size bedroom (ensuite to master) family bathroom and very useful top floor storage area.

Externally the property offers a delightful fully enclosed rear garden with mainly south facing aspect.

Porch

Front door leading to:

Entrance Hall

With door leading to Dining Room, Living Room and Kitchen. Stairs rising to first floor. Storage Cupboard.

Dining Room 13'5" x 12'4" (4.09 x 3.77)

Fire place with mantel over. Window to front aspect. Radiator.

Living Room 14'8" x 12'10" (4.48 x 3.92)

Fire place with tiled surround and mantel over. Windows to rear aspect and door leading to rear garden.

Kitchen 14'9" x 11'1" (4.51 x 3.38)

Fitted with a range of base level cupboards with worktops over. Stainless steel sink and drainer with mixer taps over. Tiled splashbacks. Space for electric oven. Space for fridge/freezer. Pantry. Windows to side aspect and door leading to:

Side Passage

With doors leading to rear garden and:

Boiler Room 5'5" x 3'10" (1.66 x 1.18)

First Floor Landing

With doors leading to all bedrooms, bathroom and stairs rising to second floor.

Master Bedroom 14'7" x 20'8" (4.47 x 6.30)

Fire place with mantel over. Fitted wardrobes. Fitted shelving with storage cupboards under. Bay window to rear aspect. Radiator. Opening through to En-Suite with low level WC, pedestal hand basin and cubical shower.

Bedroom 2 11'1" x 8'4" (3.38 x 2.56)

Window to side aspect. Radiator.

Bedroom 3 12'4" x 11'10" (3.77 x 3.62)

Window to front aspect.. Radiator.

Loft Space 15'5" x 8'5" (4.71 x 2.58)

Two Velux windows. Pedestal hand basin. Hatch to eaves storage.

Outside - Front

Walled courtyard with gate leading to porch and side passage.

Outside - Rear

Fully enclosed with mature shrubberies. Patio area for seating. Summer house and outbuilding.

Property Details

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Parking – Near by on street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas & Electric

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

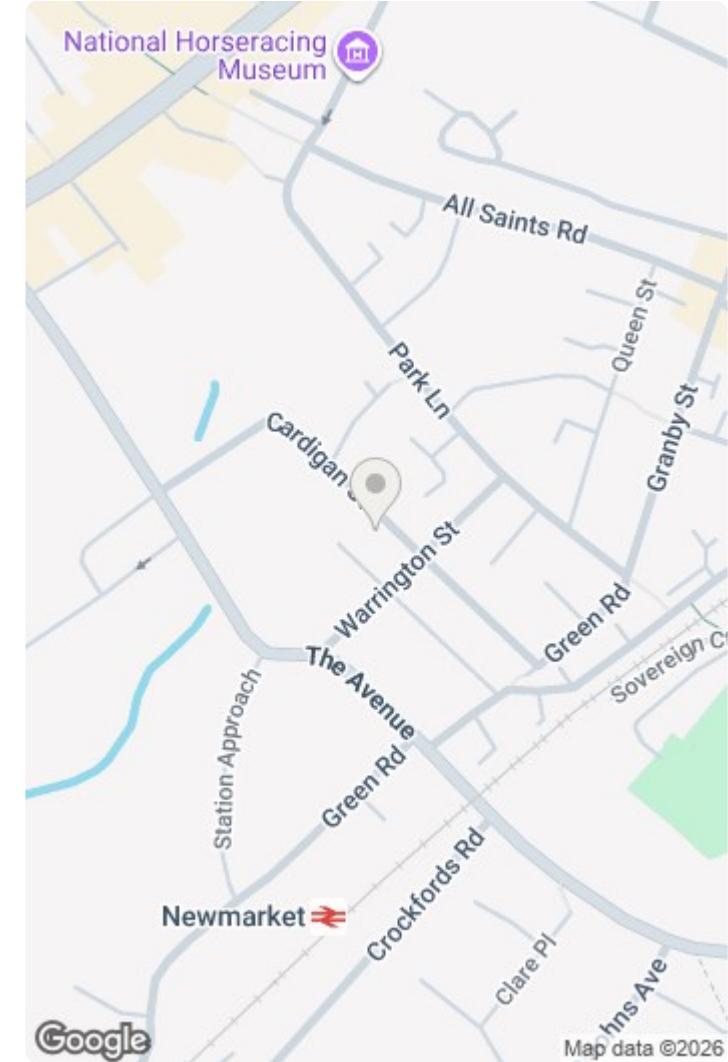
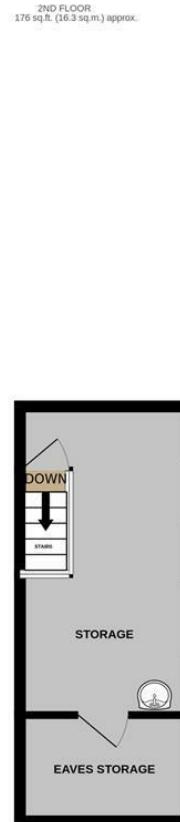
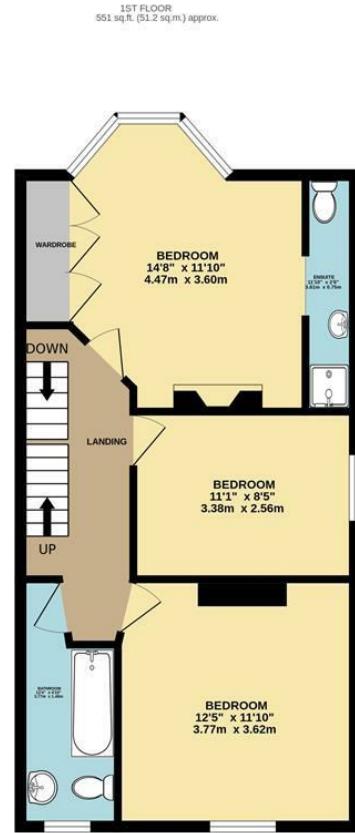
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.





9 CARDIGAN STREET, CB8 8HZ

TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		78	67

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