GRAY TOYNBEE

22 Queen Street

Newmarket, CB8 8EX

Guide price £350,000

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Newmarket, CB8 8EX

- No chain
- Period home
- Single garage
- Enclosed garden

A charming three-bedroom semi-detached Victorian home, uniquely arranged over several levels, situated within convenient reach of local amenities and the train station, and offered with no onward chain.

As a former granary, 22 Queen Street has an abundance of character, which has been well balanced with modern finishes providing for a lovely period home.

Upon entering, there is an entrance hall with a cloakroom, which leads to the snug/study. This central space provides access to all ground floor accommodation, the cellar and the upstairs accommodation. The well-appointed kitchen is at the rear of the property overlooking the garden. It is fitted with a range of shaker style wall and base units, wooden worktop and includes an integrated dishwasher, along with a range cooker and fridge freezer. The living room is a great space with exposed beams and an open fireplace adding period character. The central study also provides

access to the cellar, which has been previously used as a utility room with space and plumbing for white goods.

A central staircase provides access to the three bedrooms and family bathroom, which are arranged across four floors. The first floor accommodates a double bedroom, with further stairs leading to the principal bedroom, which benefits from ample built-in wardrobe space. The family bathroom is located on the third floor, and has been modernised with a bath, separate shower cubicle, WC, basin and heated towel rail. The second bedroom is situated on the top floor and features velux windows providing lots of natural light.

Outside, the fully enclosed rear garden is accessed via a secure side gate and is predominantly laid to lawn, with patio adjoining the property. The garden also provides access to the single garage. Car parking permits for the adjoining car park are available.

Queen Street is a quiet residential street within minutes walk of the amenities of Newmarket, which include independent coffee shops and restaurants, as well as convenience stores, post office and train station.

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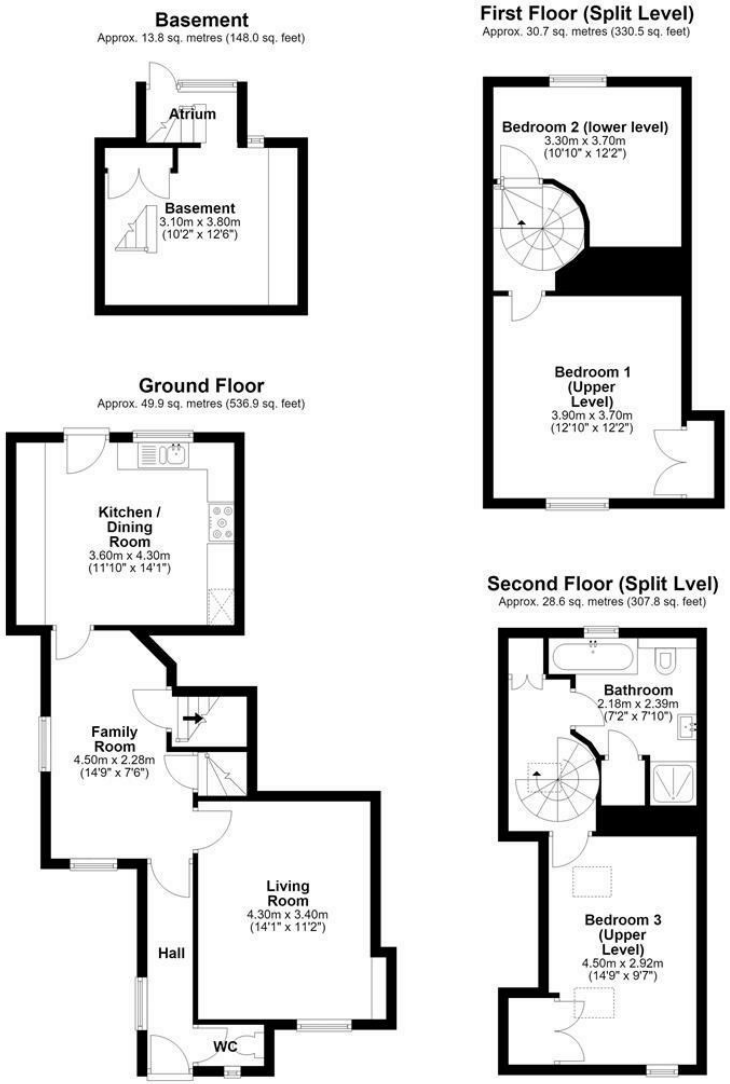
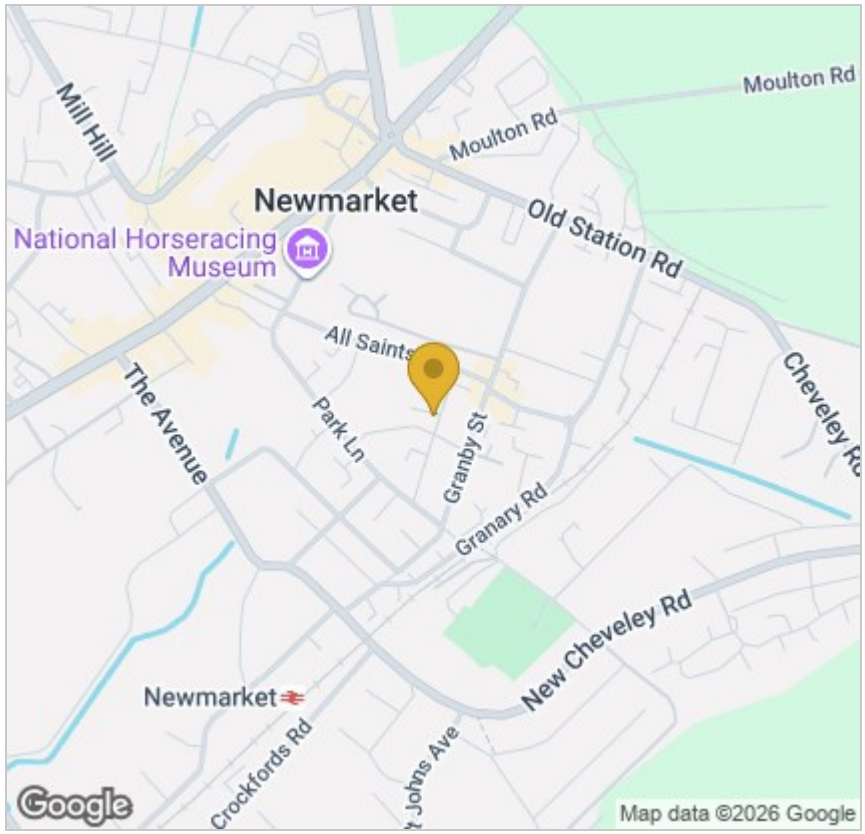
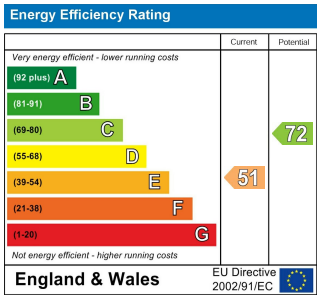


Total area: approx. 122.9 sq. metres (1323.2 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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