



**16 Doris Street**  
**Newmarket, Suffolk**

**DAVID  
BURR**

# 16 Doris Street, Newmarket, Suffolk CB8 0LD

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A charming and well-presented two bedroom house situated within walking distance of Newmarket town centre. Situated on a peaceful road, the property enjoys light and sizeable rooms throughout including a sitting room, dining room, kitchen, two bedrooms and a bathroom. Externally enjoying an easy to maintain rear garden.

## A charming two bedroom terrace house on Doris Street in Newmarket.

Entrance into:

**SITTING ROOM** With a fitted gas coal-effect fire and window to front aspect.

**DINING ROOM** The floor is tiled with original tiles, there is fitted storage, an understairs cupboard, a feature cast iron fireplace and window to rear aspect.

**KITCHEN** Fitted with units with worktops over and an inset double butler sink and drainer. Appliances include an oven, hob, dishwasher, washing machine, fridge and freezer. Tiled floor, windows to side and rear aspects with a door leading to the rear garden.

### First Floor

**LANDING** Staircase rising from the ground floor and exposed original floorboards.

**BEDROOM 1** Exposed original floorboards, feature cast iron fireplace and window to front aspect.

**BEDROOM 2** Fitted wardrobe, exposed original floorboards, window to rear aspect and a featured cast iron fireplace.

**BATHROOM** Extensively tiled with electric underfloor heating, a roll-top bath with shower over, wash hand basin, WC, heated towel rail, an airing cupboard and window to rear aspect.

### Outside

The rear garden is predominantly paved with a **STORE SHED** and access through from the road for gardening and bins.

**SERVICES:** Gas fired central heating, main gas, electricity, water and drainage. **Note:** None of which have been tested by the agent.

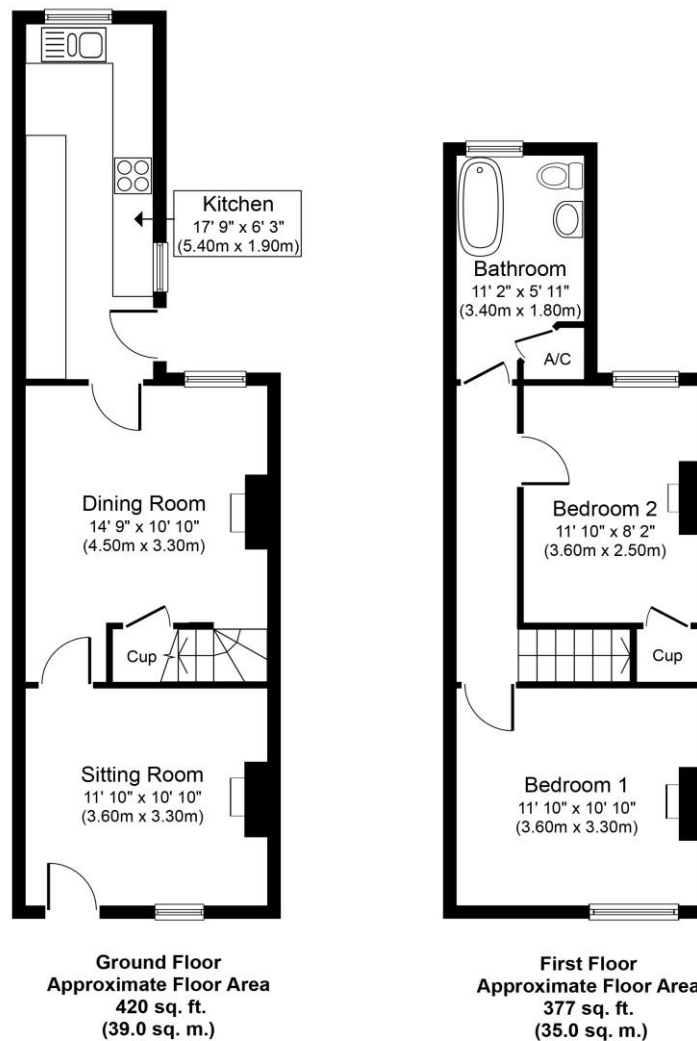
**LOCAL AUTHORITY:** West Suffolk District Council.

**EPC:** Tbc

**VIEWING:** Strictly by prior appointment only through David Burr.

**Tenure:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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