



**Warrington Street
Newmarket, CB8 8BA
Offers In Excess Of £210,000**

Warrington Street, Newmarket, CB8 8BA

Located a short walk from the town centre, train station, and Tattersalls, this two-bedroom terraced home is situated on the sought-after south side of Newmarket.

The property has been superbly maintained by the current owner and includes a living room, dining room, kitchen, two double bedrooms, and a 4-piece bathroom. The double-glazed sash-style windows and gas central heating system have been upgraded by the seller in recent years.

Externally, there is an enclosed courtyard-style rear garden and a brick-built store adjoining the property.

This home is perfect for a first-time buyer and an excellent opportunity for an investor. A viewing is strongly recommended.

EPC D

Council Tax B (West Suffolk)

Accommodation Details:

Glazed front entrance door through to the:

Kitchen 6'11" x 8'9" (2.12 x 2.67)

Fitted with a range of both eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset single bowl sink and drainer with mixer tap, space for oven and fridge/freezer, integrated dishwasher. Tiled flooring, window and external door to the side aspect.

Dining Room 11'2" x 9'10" (3.42 x 3.00)

Laid wooden flooring, two storage cupboards, radiator and sash window to the rear aspect.

Lounge 11'2" x 10'6" (3.42 x 3.21)

With featured fireplace and wooden mantel, TV connection point, laid wooden flooring, radiator, sash window to the front aspect and door through to the:

First Floor Landing

With doors through to the bedrooms.

Bedroom 1 11'2" x 10'4" (3.41 x 3.17)

Double bedroom with built-in storage cupboard and sash window to the front aspect.

Bedroom 2 11'2" x 9'10" (3.41 x 3.02)

Double bedroom with storage cupboard, radiator, sash window to the rear aspect and door through to the:

Bathroom 7'2" x 8'10" (2.20 x 2.71)

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, free standing bath with shower attachment, enclosed shower cubicle, heated towel rail, part tiled walls, wooden laid flooring and sash window to the rear aspect.

Outside

Enclosed rear courtyard style

garden with useful outbuilding and pedestrian gate.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard Number & Types of Room – Please refer to the floorplan

Square Meters - 60 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

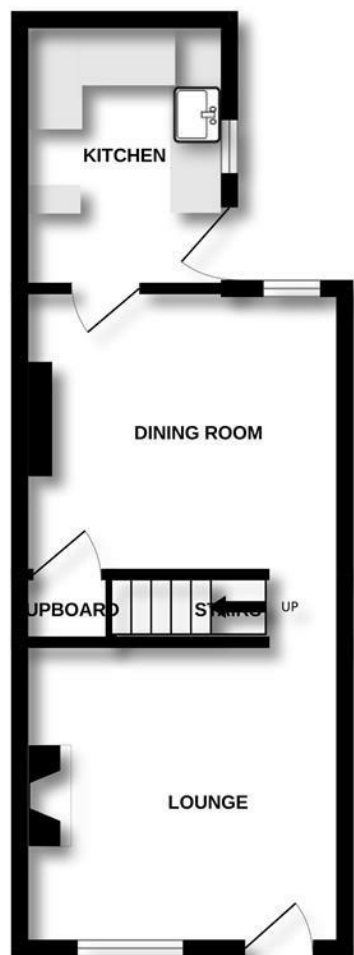
Rights of Way, Easements,

Covenants – None that the vendor is aware of

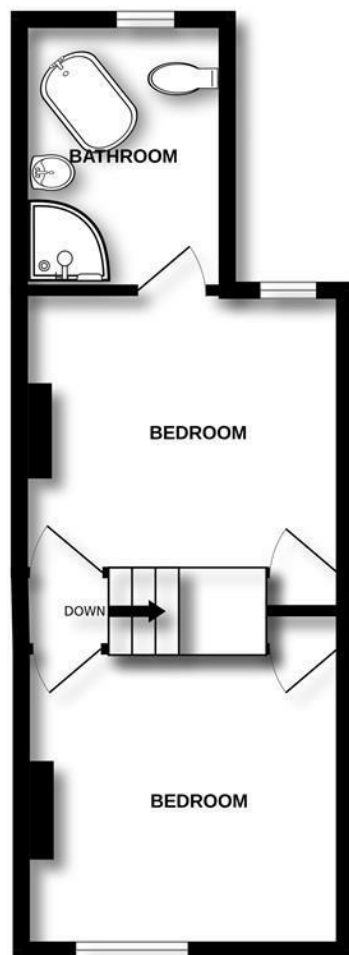
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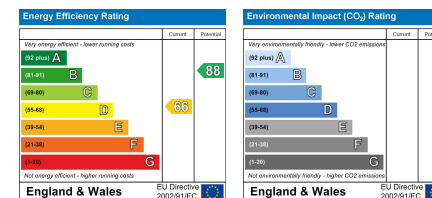
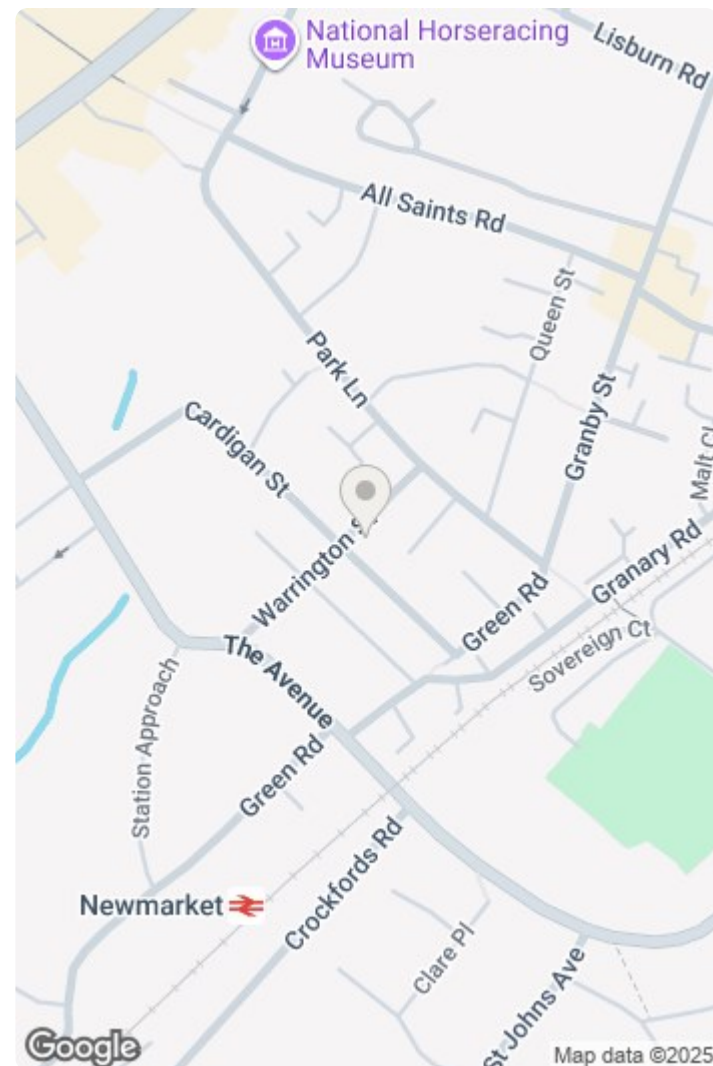
GROUND FLOOR



1ST FLOOR



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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