



**3 Flint Cottages, Bury Road  
Newmarket, CB8 7PZ  
£250,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

### 3 Flint Cottages, Bury Road, Newmarket, CB8 7PZ

A deceptively spacious terraced flint cottage in the popular village of Kentford.

Accommodation comprises of a split level living room/diner, kitchen, ground floor bathroom and two bedrooms.

Outside there is a lawned rear garden that leads out to a driveway and car port. To the front there is a small garden with a path leading to the front door.

#### Accommodation details

Front door opening to:

#### Living room 14'9" x 11'2" (4.51m x 3.41m)

Brick built fireplace with log burner. Window to front aspect. Storage. Step down to:

#### Dining Room 12'2" x 11'1" (3.71m x 3.40m)

With feature stove fireplace with brick surround. Cupboard under stairs with shelving unit, door to staircase leading to first floor.

Opening through to:

#### Kitchen 15'5" x 6'9" (4.71m x 2.08m)

Fitted with a range of eye and base level units with work top surfaces over. Porcelain sink with mixer tap. Integrated slimline dishwasher, space and plumbing for washing machine and large window to rear aspect. Door to useful lobby area.

#### Bathroom 10'5" x 7'11" (3.19m x 2.43m)

Suite comprising of a bath, waterfall shower. Pedestal wash hand basin. Low level WC with a heated towel rail. Built in cupboard

housing boiler. The bathroom also houses a water softener, which is located under the bath. Door to useful lobby area.

#### Lobby Area

Useful space, fitted with shelving for storage and door opening to rear garden.

#### Bedroom 1 14'9" x 11'2" (4.51m x 3.41m)

Double bedroom with two windows to front aspect

#### Bedroom 2 14'9" x 11'1" (4.51m x 3.40m)

Double bedroom cupboard housing water tank and shelving, loft hatch. One window to rear aspect

#### Outside - Front

Pathway leading to front door bordered by mature plants and shrubberies.

#### Outside - Rear

Fully enclosed garden, with patioed area and access to side of property. Oil tank. right of passage / driveway to car port.

#### Location

Kentford offers a rural village setting while being very close to

Newmarket's employment, shopping, and racing facilities. Residents benefit from access to nearby rail services at Kennett station and road links via the A14.

#### Property Information

EPC - E

Tenure - Free hold

Council Tax Band - C - West Suffolk

Property Type - Terraced house

Property Construction - Flint and brick construction

Number & Types of Room - Please refer to the floorplan

Square Meters - 50.7 SQM

Parking - parking at back of property

Electric Supply - Mains

Water Supply - Mains

Sewerage - Septic tank - last emptied October 2025

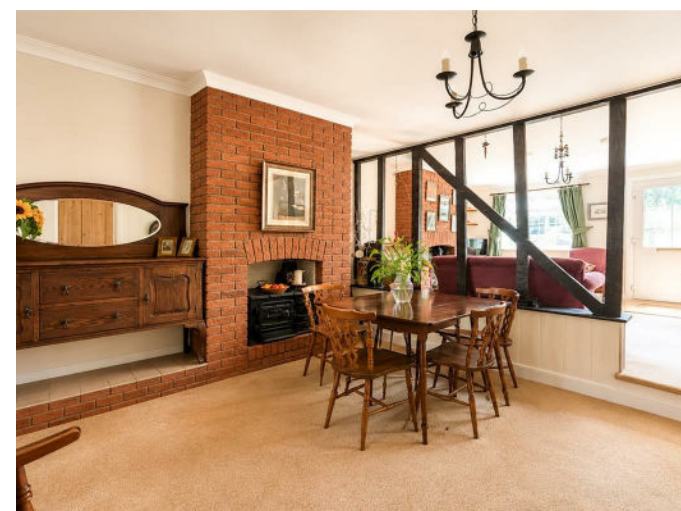
Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Full Fibre, direct to home, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

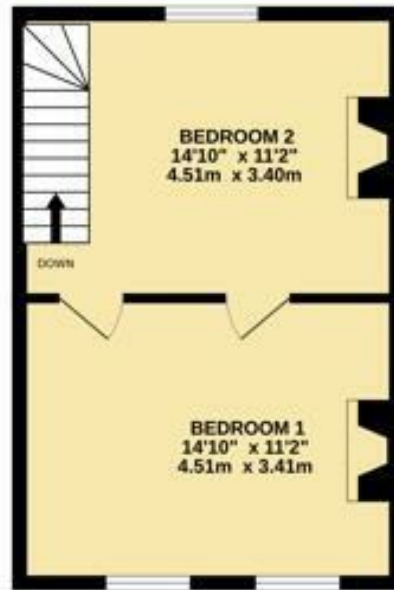
Rights of Way, Easements, Covenants - None that the vendor is aware of



**GROUND FLOOR**  
549 sq ft. (50.7 sq m.) approx.

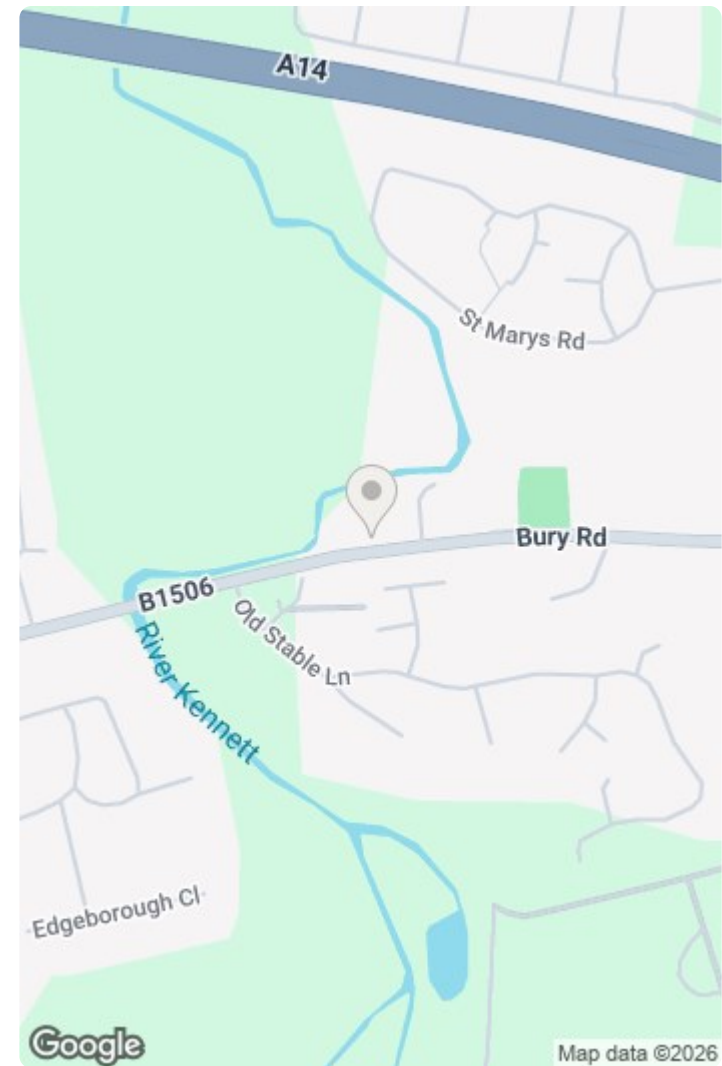


**1ST FLOOR**  
218 sq ft. (20.5 sq m.) approx.



TOTAL FLOOR AREA: 767 sq ft. (71.2 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency over its given life span.  
Made with Makroplan 10/20



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G

EU Directive 2002/91/EC

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 from them. 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.

