



MA  
Morris Armitage  
estate agents  
for sale

23

**Stamford Street, Newmarket CB8 8JB**

**Guide Price £280,000**

**MA**

Morris Armitage

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## Stamford Street, Newmarket CB8 8JB

A superb period cottage set within this sought after area of the town and positioned in easy reach of the railway station and Tattersalls.

Oozing with character features, this charming property offers stylishly presented rooms throughout. Accommodation includes living room, an appealing open plan kitchen/dining room, two generous size bedrooms and a lovely first floor bathroom. Benefiting from gas heating and double glazing.

Externally the property offers a fully enclosed courtyard style garden with rear/side access.

### Entrance Hallway

With staircase rising to the first floor, tiled flooring, radiator, access and door leading through to:

### Living room 12'9" x 11'8" (3.89m x 3.58m)

With two windows (one with bay window seat) to the front aspect, feature fireplace, built in cupboard and radiator.

### Kitchen/Dining Room 23'11" x 11'8" (7.29m x 3.58m)

Open plan room fitted with a range of eye level and base storage units with wood block working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, built in oven, separate hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, window to the side aspect, glazed door leading to the rear garden, separate dining area with ample room for dining table and chairs, feature fireplace to the side, built in cupboard, radiator, and window to the rear aspect.

### First Floor Landing

With access to loft space, access and door leading through to:

### Bedroom 1 12'0" x 11'8" (3.66m x 3.58m)

With two windows to the front aspect, feature fireplace to the side, radiator.

### Bedroom 2 11'6" x 8'11" (3.53m x 2.74m)

With window to the rear aspect, radiator.

### Bathroom

With suite comprising free standing bath with centre fill mixer taps, shower enclosure, wash hand basin and low level WC, herringbone wood flooring with underfloor heating, radiator, window to the rear aspect.

### Outside Front

Passageway to the side leading to the main entrance and rear of the property.

### Outside Rear

Fully enclosed split level paved courtyard style garden with planters containing a variety of plants/shrubs, shingle borders, timber built Summerhouse to the rear.

### 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.

### Property Details

EPC - C

Tenure - Freehold

Council Tax Band - B West Suffolk

Property Type - End of Terrace House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 74 SQM

Parking - On Road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas & Solar Panels

(fully owned) Combination style boiler

Broadband Connected - TBC

Broadband Type - Ultrafast available,

1800Mbps download, 220Mbps upload

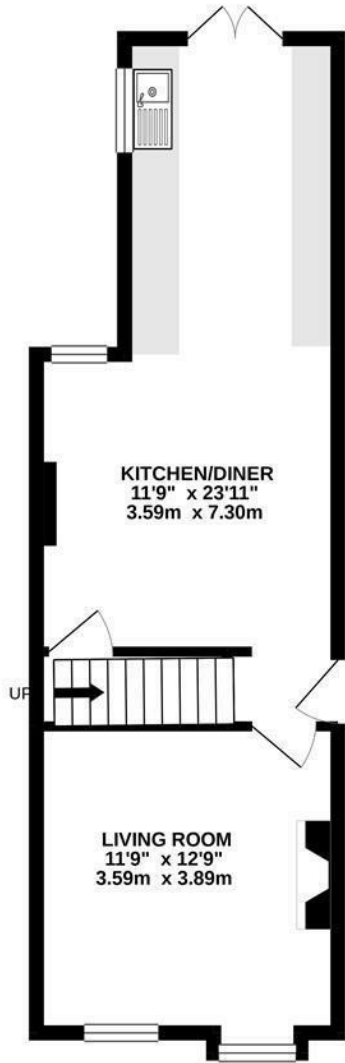
Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants -

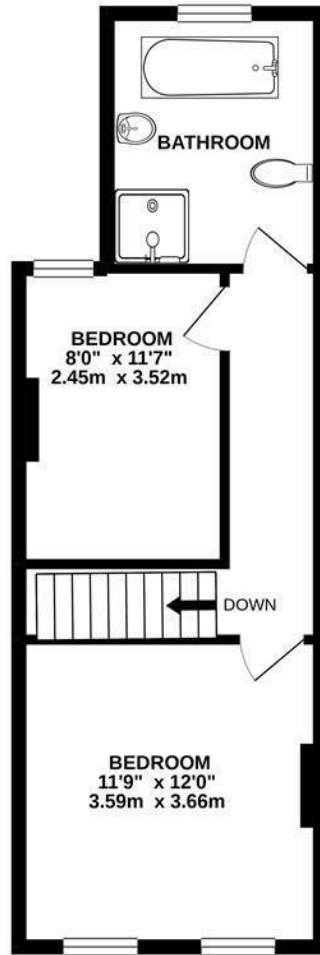
None that the vendor is aware of



GROUND FLOOR  
411 sq.ft. (38.1 sq.m.) approx.

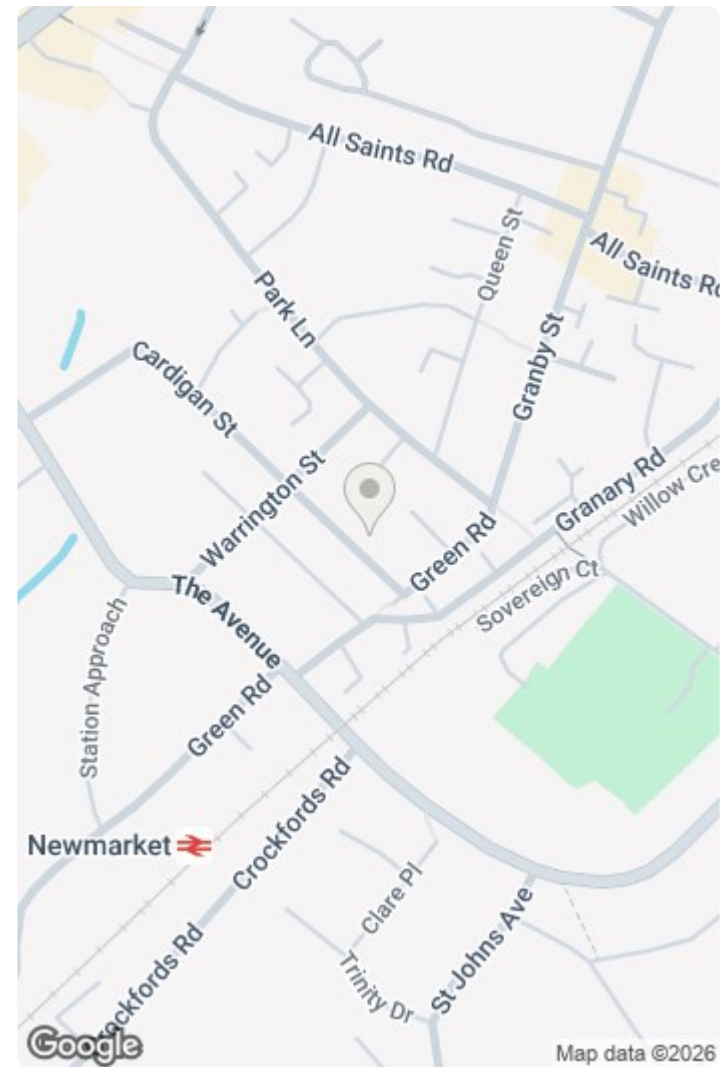


1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	83		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

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