

10 Warrington Street
Newmarket, CB8 8BA
Asking Price £200,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

10, Warrington Street, Newmarket, CB8 8BA

A charming Victorian end of terrace cottage set in the heart of this town and in easy reach of an appealing range of coffee shops and restaurants.

Boasting accommodation to include living room, dining room, kitchen, two double bedrooms and a first floor bathroom. Benefiting from double glazing and gas fired heating. Externally the property offers a courtyard style garden and useful outbuilding for storage.

NO CHAIN.

Living room 10'0" x 11'0" (3.05m x 3.37m)
With window and door to front aspect. Gas Fire. Radiator. Bult in storage cupboards housing meters.

Hall Way
With stairs rising to first floor.

Dining Room 10'0" x 11'0" (3.07m x 3.37)
With window to rear aspect. Feature fire place (not in use). Under stairs storage cupboard with shelving. Radiator.

Kitchen 8'3" x 6'11" (2.54m x 2.13m)
Fitted with a range of matching eye and base level storage units with work top surfaces over. Electric oven with 4 ring gas hob and extractor hood over, space for dishwasher, stainless steel sink with mixer tap over, space for fridge/freezer, tiled splashbacks. Window and door to rear aspect.

First Floor Landing
With doors to both bedrooms.

Bedroom 1 10'0" x 11'0" (3.05m x 3.37m)
With window to front aspect. Built-in storage cupboard with loft access. Radiator.

Bedroom 2 10'0" x 11'0" (3.06m x 3.37m)
Window to rear aspect, radiator and door through to:

Bathroom
Suite comprising of panel bath, low level WC, pedestal wash hand basin, shower cubicle with electric shower, gas boiler, obscured window to the rear aspect.

Outside
Full enclosed rear garden, gated access leads to a side passage way between the neighbouring property.
Outbuilding for storage with space and plumbing for washing machine and further storage cupboard.

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.

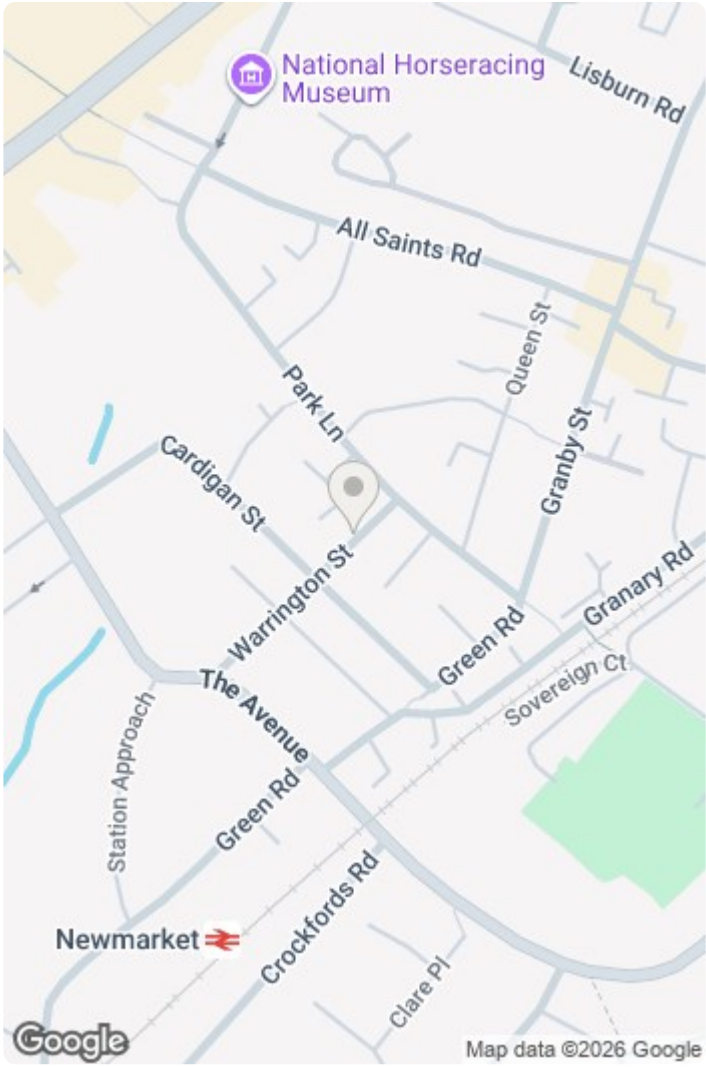
Property Details
EPC - D
Tenure - Freehold
Council Tax Band - B - West Suffolk
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – On Street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1200Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

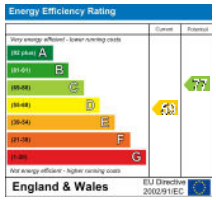


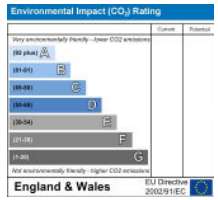












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