



Lisburn Road
Newmarket, CB8 8HS
Offers Over £200,000

Lisburn Road, Newmarket, CB8 8HS

A Victorian cottage nestling in the heart of this world famous racing town and offered for sale with no onward chain.

Rather deceptive and offering generous size rooms throughout, this property requires some updating and boasts accommodation to include entrance hall, living room/dining room, kitchen, three bedrooms and family bathroom.

Externally the property offers a good size enclosed courtyard style gardens offering ample space for table and chairs.

Accommodation Details:

Double glazed front entrance door through to the:

Entrance Hall

With staircase rising to the first floor and storage cupboard under, door through to the:

Sitting/Dining Room 21'3" x 13'9" (6.5m x 4.2m)

Good sized sitting room area with featured fireplace, TV connection point, built-in storage cupboard and shelving, radiators, large bay fronted window and opening through to the dining area with external door to the rear aspect.

Kitchen 12'1" x 5'2" (3.7m x 1.6m)

Fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven and hob, space for a fridge/freezer, washing machine and dishwasher. Tiled flooring, radiator, window and external door to the side aspect.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 10'5" x 9'6" (3.2m x 2.9m)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2 11'5" x 8'10" (3.5m x 2.7m)

Double bedroom with radiator and window to the front aspect.

Bedroom 3 11'1" x 6'2" (3.4m x 1.9m)

With radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, hand basin, panelled bath with wall mounted shower, part tiled walls, radiator and window to the rear aspect.

Outside - Rear

Courtyard style rear garden with raised decking area.

Outside - Front

Enclosed frontage with pathway leading up to the front entrance.

Property Information:

Maintenance fee - N/A

EPC - E

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 - 76 SQM

Parking – N/A

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 – Ofcom

advise likely/limited on all networks

Rights of Way, Easements, Covenants

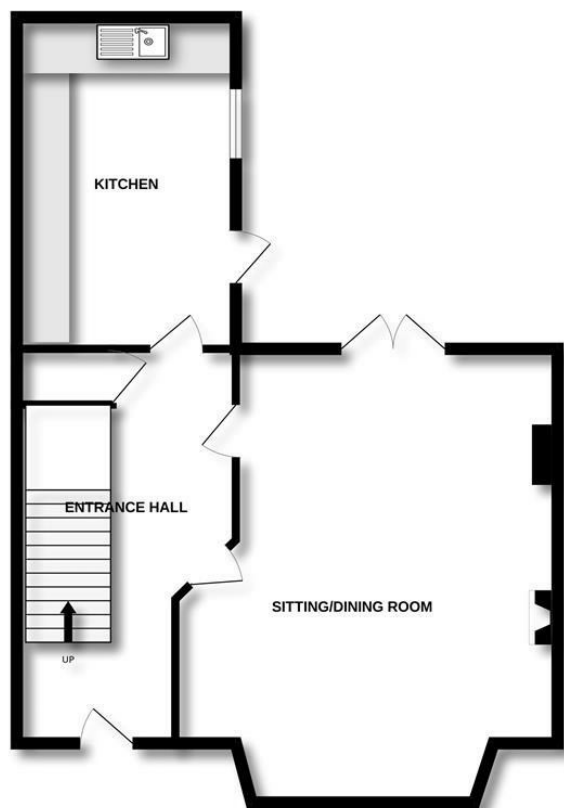
– None that the vendor is aware of

Location - What 3 Words -

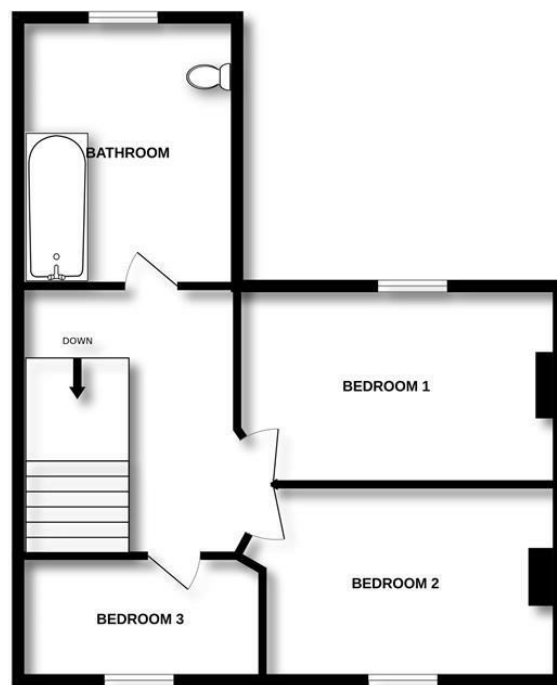
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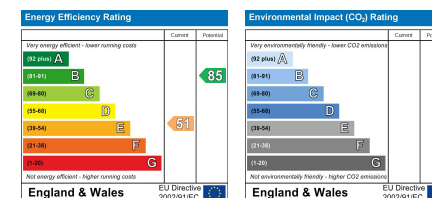
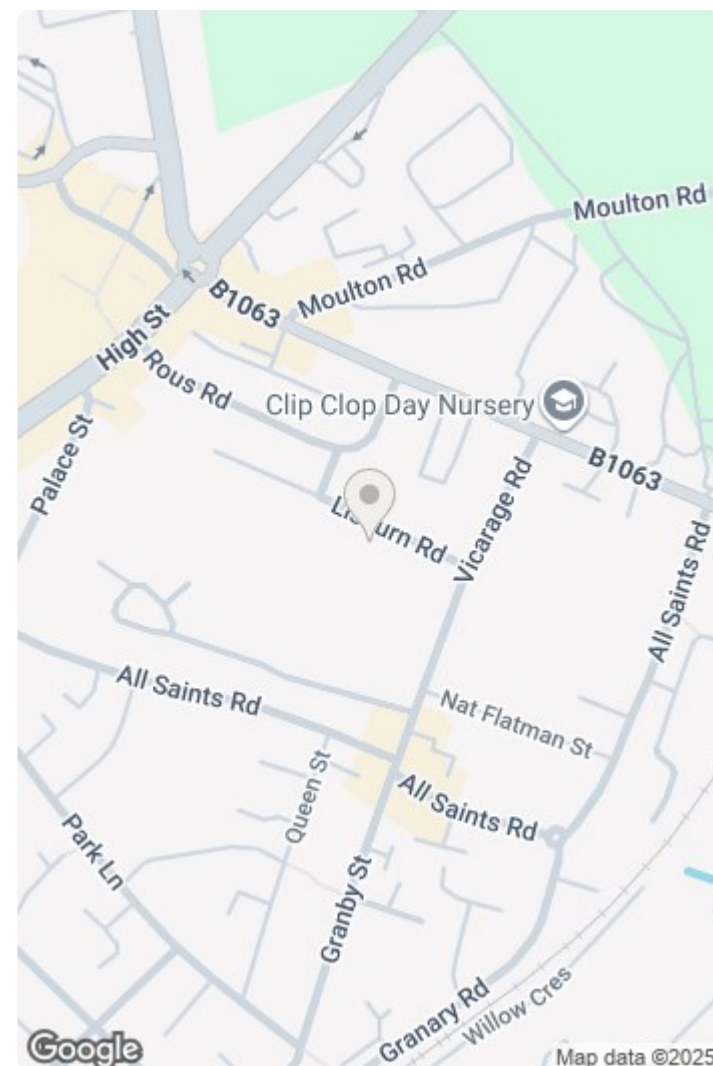
GROUND FLOOR



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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