



All Saints Road, Newmarket, CB8 8ES

Guide Price £210,000

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A charming Victorian property centrally located within yards of the High Street and an appealing range of restaurants and coffee shops.

Enjoying some striking period features, this property offers living room, kitchen/breakfast room, bathroom and two double bedrooms.

Externally the property offers a enclosed rear courtyard garden and a very useful sizeable outhouse.

Chain free – viewing recommended.

Living Room 15'0" x 17'9" (4.59m x 5.43m)

Spacious living room with LVT wood flooring. Attractive fire place with wood surround and mantel. Alcove shelving and storage. Radiator. Window overlooking front aspect. Door leading to kitchen.

Kitchen 15'0" x 12'11" (4.59m x 3.96m)

Range of eye and base level storage cupboards with work top over. Ceramic sink and drainer with mixer tap over. Space and connection for cooker with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks. Window overlooking rear aspect. Doors to living room and rear lobby. Understairs cupboard. Stairs to first floor.

Inner Lobby 7'5" x 5'4" (2.28m x 1.65m)

Doors leading to kitchen, bathroom and rear garden. Built-in storage cupboard housing Ideal Logic gas boiler.

Bathroom 7'5" x 7'10" (2.28m x 2.41m)

White suite comprising low level W.C., hand basin and panelled bath with wall mounted shower over. Radiator. Doors leading to inner lobby.

Landing

Doors to all bedrooms. Stairs to ground floor.

Bedroom 1 15'0" x 14'5" (4.59m x 4.41m)

Spacious double room with window overlooking front aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 2 10'3" x 14'3" (3.13m x 4.36m)

Well proportioned room with window overlooking rear aspect. Radiator. Door to landing.

Outside - Front

Courtyard area with some mature shrub and small lilac trees.

Outside - Rear

Courtyard garden with access gate to rear. Door to brick built outhouse.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 55 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

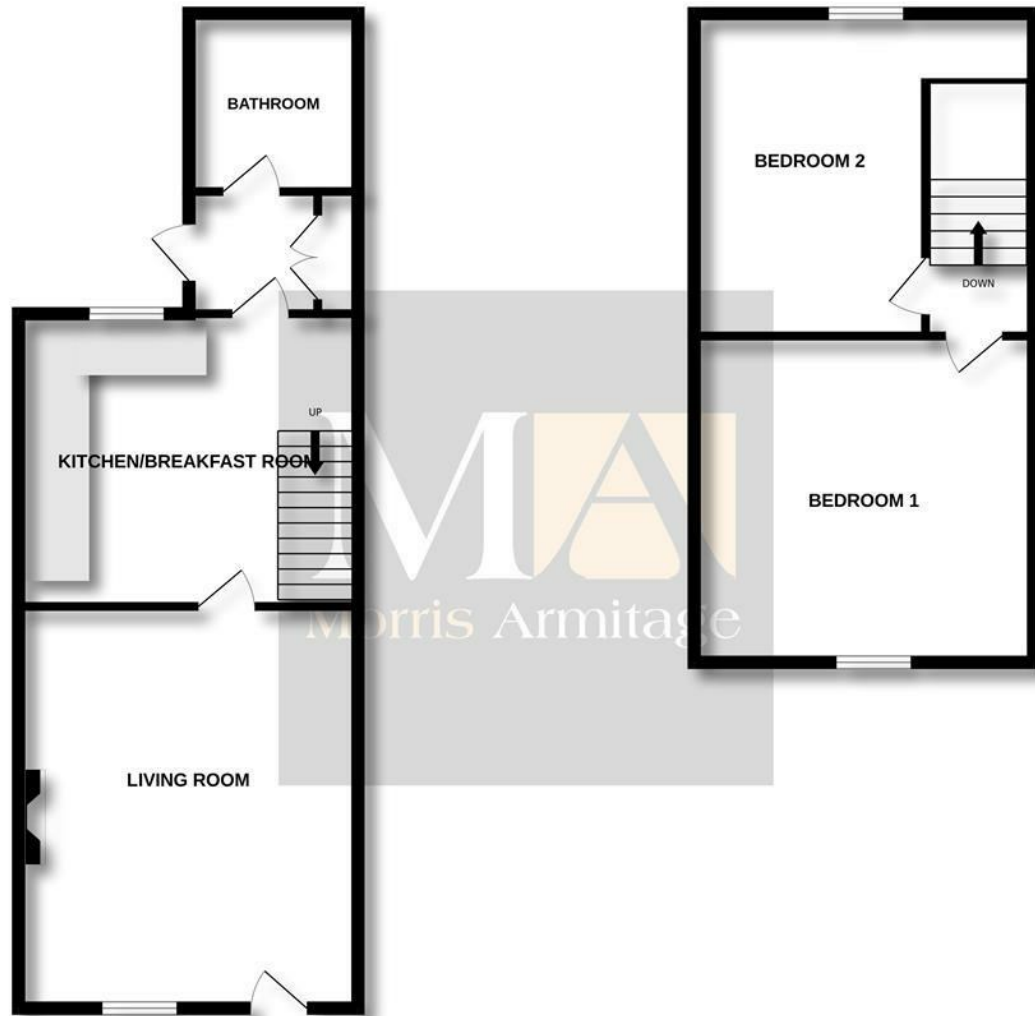
Broadband Connected - the

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

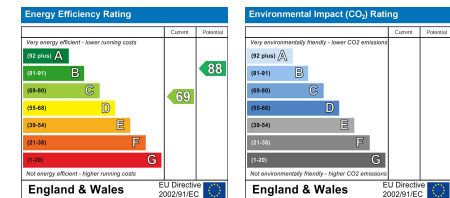
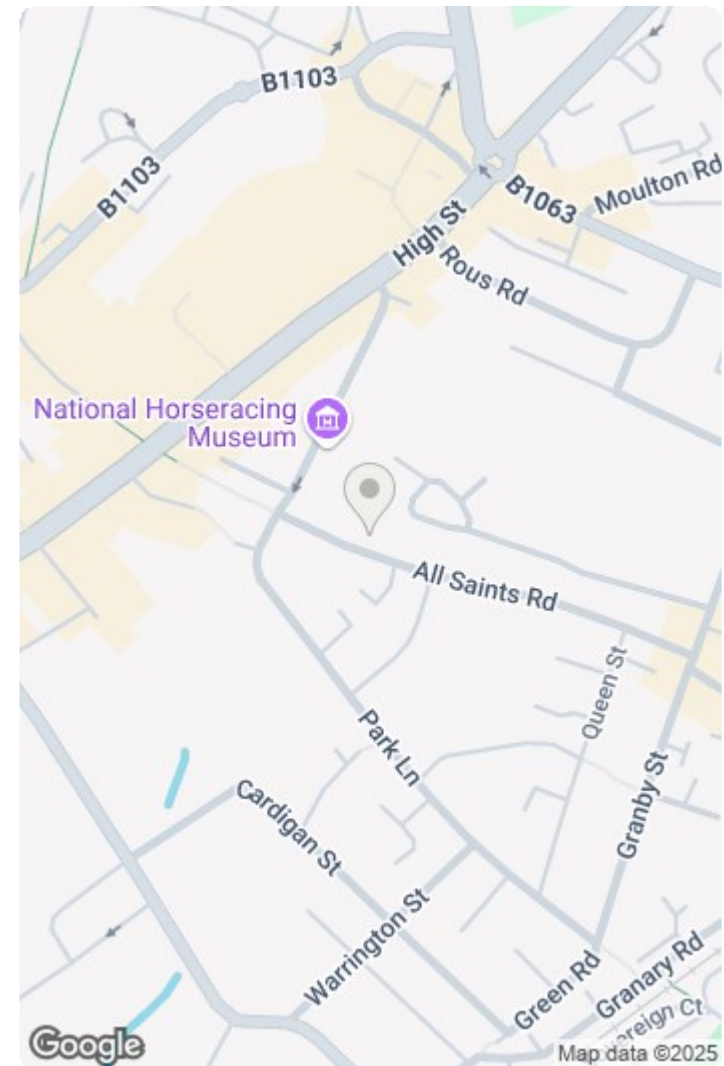
Rights of Way, Easements, Covenants – No.11 has right of way for bin collection





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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