

Lowther Street,
Newmarket, CB8 0JS
£250,000

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Lowther Street, Newmarket, CB8 0JS

A charming Victorian terraced home in this popular town centre location that provides easy access to the High Street and Railway Station.

Accommodation includes a living room, dining room, fitted kitchen, master bedroom with bathroom and a second bedroom with a WC.

The property is presented in great condition with a contemporary theme and must be seen to be fully appreciated.

NO UPWARD CHAIN.







Entrance Way
Front door leading to:

Living room
13'0" x 11'11"
Traditional open fireplace, Window to front aspect.

Dining Room
11'10" x 9'10"
Built in storage cupboard, window to rear aspect.

Kitchen
10'4" x 7'2"
Fitted with a range of eye and base level units, stainless steel sink and drainboard with mixer tap over. Integrated oven and hob, with space for white goods. Window to side aspect.

Master Bedroom
12'11" x 11'10"
Built in storage, window to front aspect.

Ensuite
6'4" x 3'3"
Low level WC and pedestal sink basin.

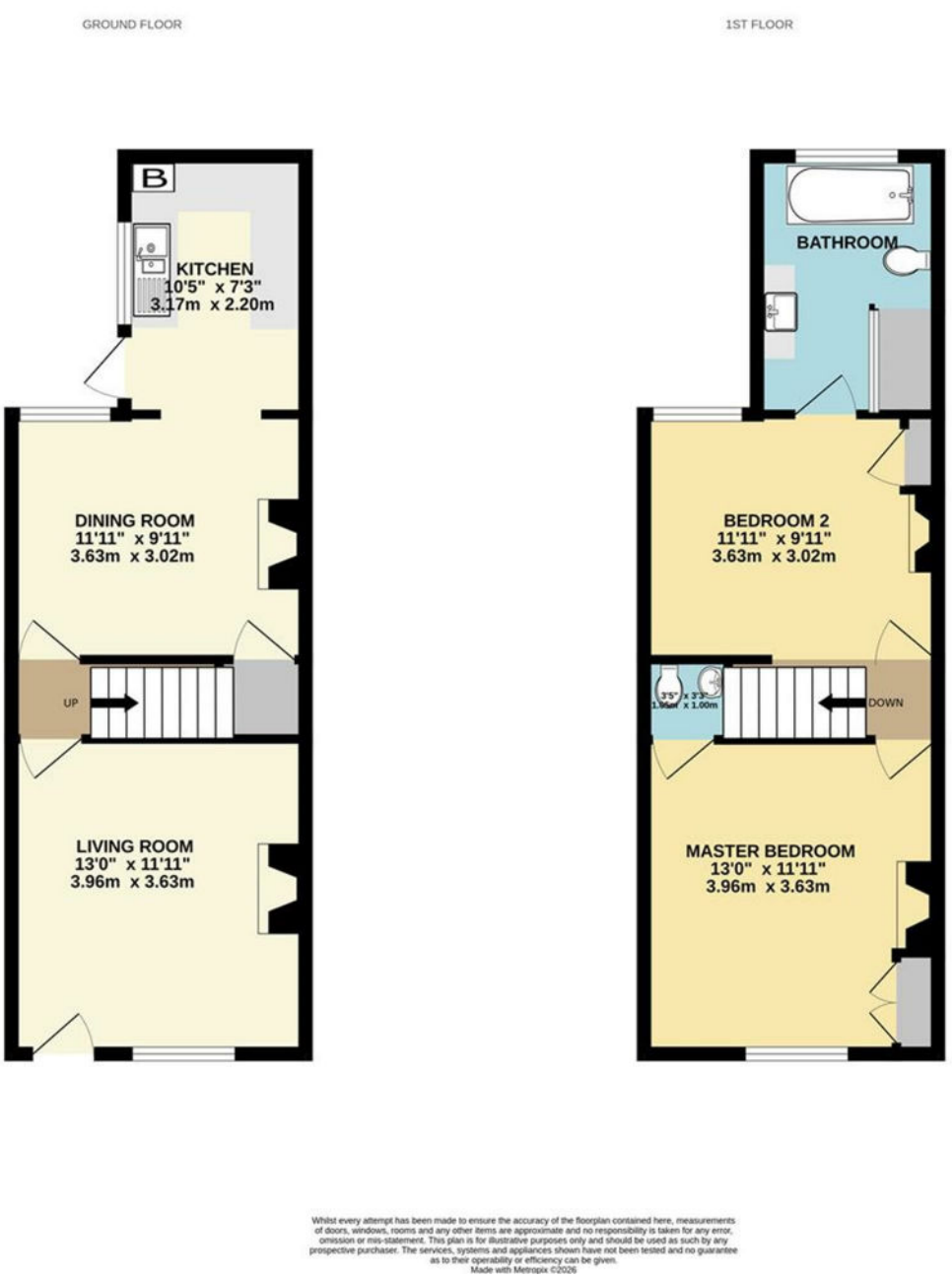
Bedroom 2
11'10" x 9'10"
Built in storage with window to rear aspect.

Bathroom
Suite comprising of a panelled bath, shower cubicle, WC and vanity sink unit. Window to rear aspect.

Outside Rear
Fully enclosed garden with gate to side aspect, laid to patio.

Loaction
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 20 miles from Bury St Edmunds, and roughly 30 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.

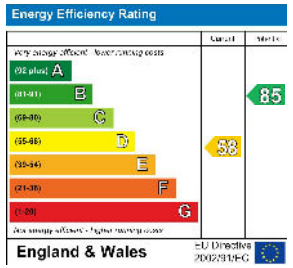
Property Information
EPC - D
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – On-Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

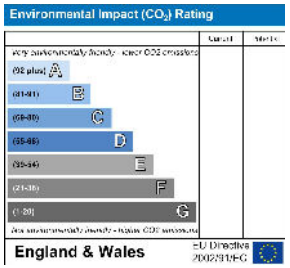


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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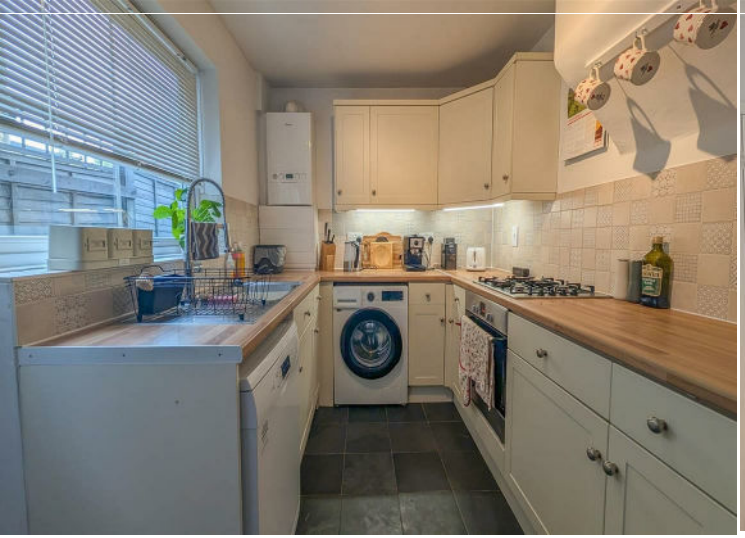
- **Popular Location**
- **Generous Bedrooms**
- **Ensuite**
- **NO UPWARD CHAIN**







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 them therefrom. 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.





Ready,
Gearset,
Go!