

Lisburn Road, Newmarket CB8 8HS

Offers Over £300,000

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Lisburn Road, Newmarket CB8 8HS

A charming bay fronted Victorian cottage set in the heart of this famous horseracing town and in striking distance of an appealing range of coffee shops and restaurants.

Rather deceptive and offering well proportioned rooms arranged over three floors, this superb family home offers accommodation over three floors to include generous kitchen/breakfast room, dining room, living room, cloakroom, two bedrooms, family bathroom, master bedroom with en suite.

Externally the property offers a landscaped paved sizeable rear garden with lovely south facing aspect.

Viewing recommended

Entrance Hall
Light entrance hall with luxury LVT wood flooring with doors leading to the kitchen/breakfast room, dining room, living room and cloakroom. Built-in under stair storage cupboard. Radiator. Stairs leading to the first floor landing.

Kitchen/Breakfast Room
9'8" x 14'6"
A modern range of eye and base level cupboards with worktop over. Integrated Bosch oven with gas hob and extractor above. Space and plumbing for washing machine. Space for undercounter fridge and freezer. Stainless steel sink and drainer with mixer tap over. Attractively tiled splashbacks. Tiled flooring. Windows to the rear aspect. Half glazed door leading to the rear garden. Opening to the dining room. Door leading to the entrance hall.

Dining Room
10'5" x 9'5"
Delightful dining room with opening to the kitchen/breakfast room. LVT wood flooring. Radiator.

Lounge
11'7" x 11'9"
Charming, spacious living room with bay window to the front aspect. Radiator. Door leading to the entrance hall.

Cloakroom
White suite comprising low level WC and handbasin. With door to the entrance hall.

First Floor Landing
Galleried landing with window to the rear aspect. Stairs leading to the entrance hall and second floor landing.

Bedroom 1
11'8" x 10'5"
Double bedroom with window to the front aspect. Radiator. Door leading to the landing.

Bedroom 2
10'4" x 9'10"
Well proportioned bedroom with window to the rear aspect. Radiator. Door to the landing.

Bathroom
11'2" x 6'6"
Stunning bathroom with modern white suite comprising of low level, concealed cistern, WC, inset handbasin, panelled bath and walk-in shower cubicle A range of built-in storage cupboards with a counter top and alcove storage. Attractively tiled. Period style radiator with towel rail over. Window to the front aspect. Door to the landing.

Second Floor Landing
Galleried landing with window to the rear aspect. Door leading to bedroom 3. Stairs leading to the first floor landing.

Bedroom 3
10'11" x 11'4"
Double bedroom with dual velux windows. Radiator. Doors leading to the en suite and second floor landing.

En Suite
White suite comprising low level WC, handbasin and shower cubicle. Tiled to wet areas. Door leading to bedroom 3.

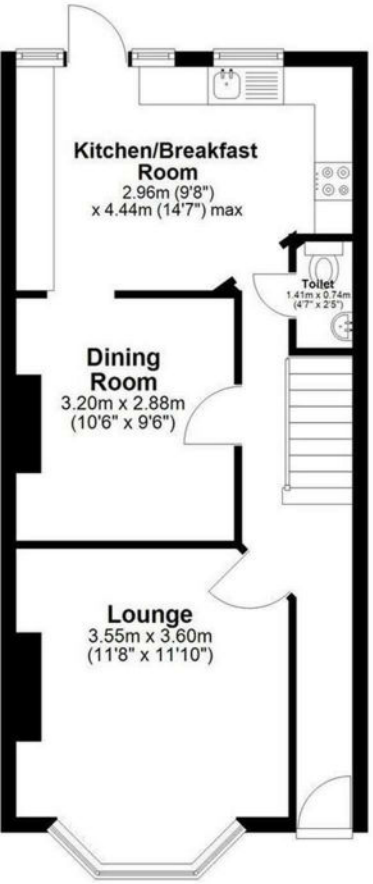
Outside - Front
Gravelled bed with pathway leading to the front door with storm porch. Bordered by a low wall.

Outside - Rear
Delightful flagstone courtyard garden with raised sleeper beds with a variety of attractive flower and shrub planting. Pergola seating area to the rear. Access gate to the side. Half glazed door leading to the

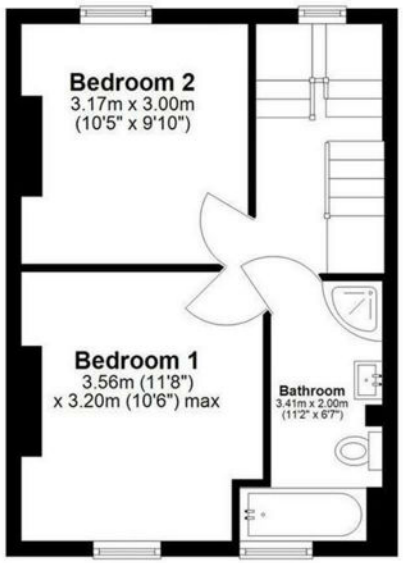
PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 94 SQM
Parking – On Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
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

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 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.

Ground Floor
Approx. 44.4 sq. metres (477.8 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.5 sq. feet)



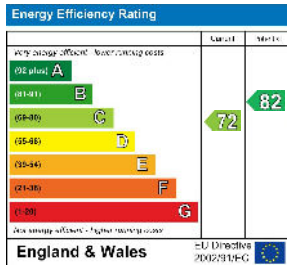
Second Floor
Approx. 17.6 sq. metres (189.8 sq. feet)

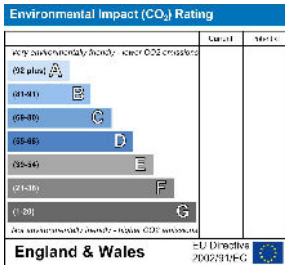


Total area: approx. 94.6 sq. metres (1018.1 sq. feet)

- **Charming Terrace House**
- **Beautifully Presented Throughout**
- **Accommodation Over Three Floors**
- **Generous Kitchen/Breakfast Room**
- **Two Reception Rooms**
- **Three Bedrooms (1 with En Suite)**
- **Stunning Family Bathroom**
- **Delightful Rear Courtyard Garden**
- **Viewing Highly Recommended**







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.





























