



Fitzroy Street, Newmarket CB8 0JW

Guide Price £210,000

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A lovely Victorian cottage located just off Newmarket High Street and within walking distance of the railway station.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike. Accommodation briefly comprises of a living room, dining room, kitchen, two bedrooms and a first floor bathroom.

Outside there is an enclosed rear courtyard. Parking is available in Lowther Street or in the nearby St Mary's Car Park.

The property has recently been redecorated and needs to be seen to be fully appreciated. NO UPWARD CHAIN.

Living Room 12'10" x 10'11" (3.92m x 3.33m)

Charming living room with exposed wooden flooring. Brick fireplace with mantel, currently fitted with gas fire. Alcove storage and shelving. Radiator. Window to front aspect. Doors to front and inner hall.

Inner Hall

With doors leading to living room and dining room. Stairs leading to first floor.

Dining Room 10'11" x 10'7" (3.33m x 3.25m)

Generous dining room with exposed wooden flooring. Built-in storage cupboard. Radiator. Window to rear aspect. Doors to inner hall and kitchen.

Kitchen 9'8" x 6'8" (2.96m x 2.04m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer. Integrated oven with electric hob above. Space and plumbing for washing machine. Tiled flooring. Window to side aspect. Doors leading to dining room and rear lobby.

Rear Lobby

Half glazed door leading to rear garden. Door to kitchen. Internal window to dining room.

Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 13'2" x 10'11" (4.03m x 3.33m)

Spacious double bedroom with window to the front aspect. Exposed wooden flooring. Radiator. door to landing.

Bedroom 2 10'7" x 8'2" (3.25m x 2.50m)

Generous double bedroom with window to the rear aspect. Built-in airing cupboard. Radiator. Door to landing.

Bathroom 9'8" x 6'8" (2.96m x 2.04m)

Modern white suite comprising W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and shower attachment over. Attractively tiled walls. Wooden flooring. Ladder radiator. Obscured window. Door to landing.

Outside

Courtyard garden. Timber shed. Half glazed door to rear lobby.

PROPERTY INFORMATION

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 - 67 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

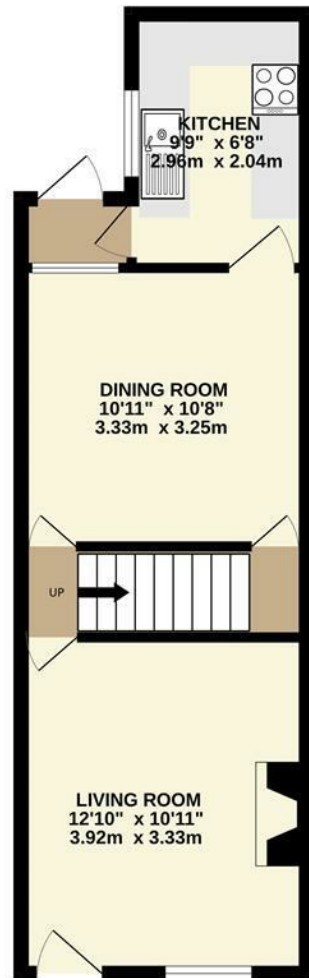
advise likely on all networks

Rights of Way, Easements, Covenants

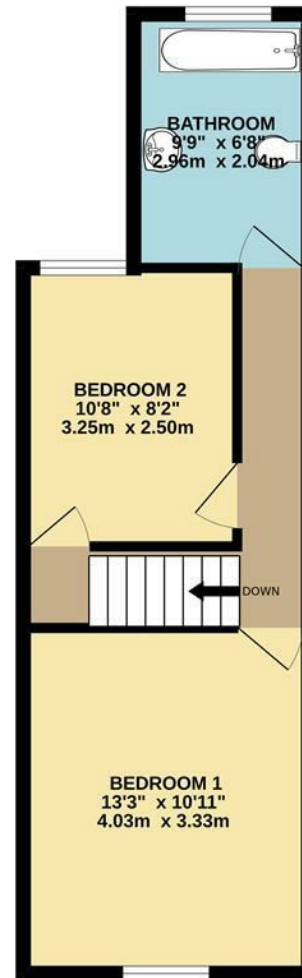
– None that the vendor is aware of



GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.

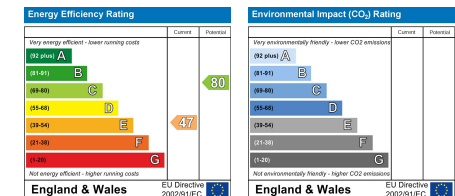
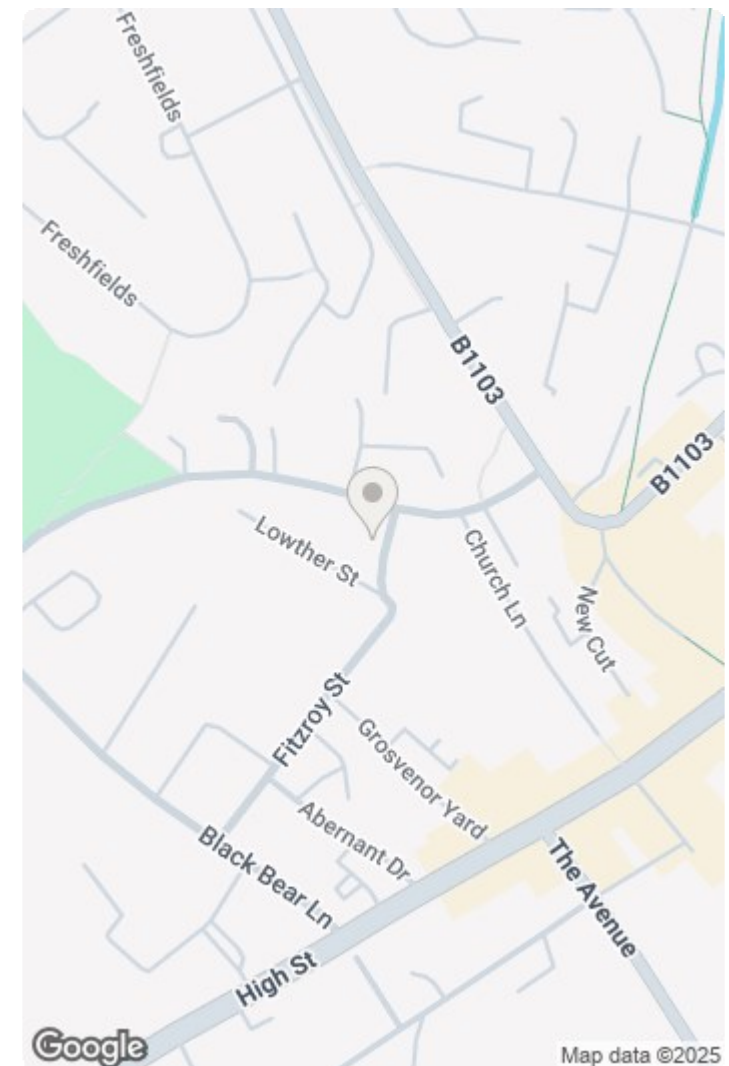


1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.

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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