



Doris Street, Newmarket, Suffolk CB8 0LD

Guide Price £345,000

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A delightful Victorian terraced home in this quiet town centre location within a short walk to the High Street and the station.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards Tattersalls 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 comprises a living/dining room, kitchen, three bedrooms and a bathroom. The property is brimming with character and must be seen to be appreciated.

Externally, there is a walled courtyard garden to the rear and a garden to the front.

About Newmarket:

Newmarket in Suffolk is an 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, cafes, community theatre/cinema, as well as parks and recreational facilities. In terms of distance to other towns and cities, Newmarket is approximately 15 miles east 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 in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Entrance Hall

With staircase rising to the first floor. Door through to the:

Sitting Room 11'9" x 11'6" (3.59 x 3.51)

Good sized living room with cast iron fireplace, built-in storage units and shelving, laid wooden flooring, radiator, sash window to the front aspect and opening through to the:

Dining Room 11'6" x 11'6" (3.53 x 3.51)

With two built-in storage cupboards, laid wooden flooring, radiator and door through to the:

Kitchen 13'5" x 7'6" (4.11 x 2.31)

Fitted with a range of base level storage units and work surfaces over, inset stainless steel sink and drainer with mixer tap, space for a range gas cooker with extractor hood above, washing machine, fridge/freezer and dishwasher. Ample shelving, laid wooden flooring, wall mounted boiler, window and external door to the garden.

First Floor Landing

Doors leading to bedroom 1 and 2. Staircase rising to the second floor.

Bedroom 1 14'10" x 11'8" (4.53 x 3.56)

Double bedroom with built-in wardrobes, radiator and two sash windows to the front aspect.

Bedroom 2 11'6" x 8'11" (3.52 x 2.73)

With built-in wardrobes, built-in shelving, radiator and sash window to the rear aspect.

Bathroom

Three piece suite comprising a WC, hand basin, panelled bath with wall mounted shower head, laid wooden flooring, airing cupboard and privacy window to the side aspect.

2nd Floor

With door through to the bedroom 3.

Bedroom 3 14'9" x 12'2" (4.52 x 3.73)

Double bedroom with built-in eaves storage, radiator, laid wooden flooring and two Velux windows.

Outside - Rear

Enclosed courtyard style garden with a range of thriving flowers and shrubs, outdoor lighting, tap and rear pedestrian gate.

Outside - Front

Walled front garden partly gravelled with slabbed pathway leading to the front entrance.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid-Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - TBC

Parking – On Road

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

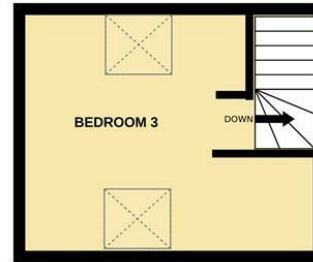
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

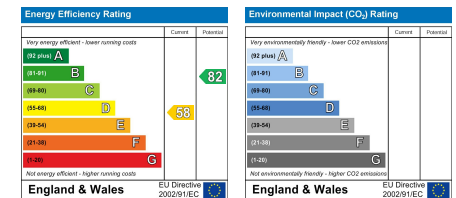
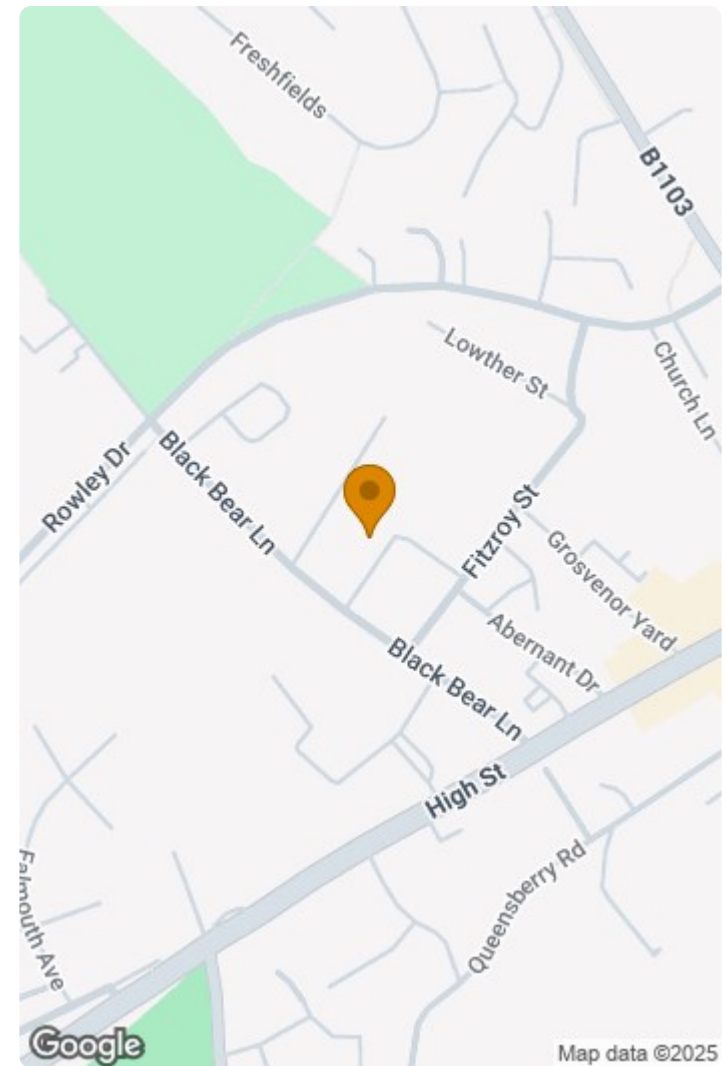


2ND FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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