



36 Nat Flatman Street
Newmarket, Suffolk CB8 8HW
Guide Price £225,000

A charming Victorian property located within a prime residential area and positioned within close proximity of the railway station and Tattersall's.

Well presented throughout, the property offers accommodation to include a spacious living room/dining room, kitchen, utility/rear lobby, two good size bedrooms and a first floor four piece bathroom suite. Useful loft space.

Externally the property offers a fully enclosed garden with South West facing garden.

EPC (D)

Lounge 12'8" x 10'11 (3.86m x 3.33m)

With wooden flooring, fireplace to side with log burner and tiled hearth, window to the front aspect and opening through to:

Dining Room 12'9 x 10'11 (3.89m x 3.33m)

With wooden flooring, staircase rising to the first floor and window to the rear aspect.

Kitchen 13'4 x 6'11 (4.06m x 2.11m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset stainless steel sink unit, built in oven, four ring gas hob with extractor fan over, space for fridge freezer, windows to the rear and side aspect and access and door through to:

Utility 13'7 x 5'8 (4.14m x 1.73m)

Fitted with worktops to side, space for washing machine, space for tumble dryer and multiple windows to side aspect.

First Floor Landing

With access to useful and fully boarded loft space. Landing with access and door leading through to:

Bedroom 1 12'3 x 10'11 (3.73m x 3.33m)

With feature fireplace, built in wardrobe and window to the front aspect.

Bedroom 2 10'11 x 7'8 (3.33m x 2.34m)

With window to the rear aspect.

Bathroom

Four piece suite comprising of panel bath, shower cubicle, low level WC,

pedestal wash hand basin and window to the rear aspect.

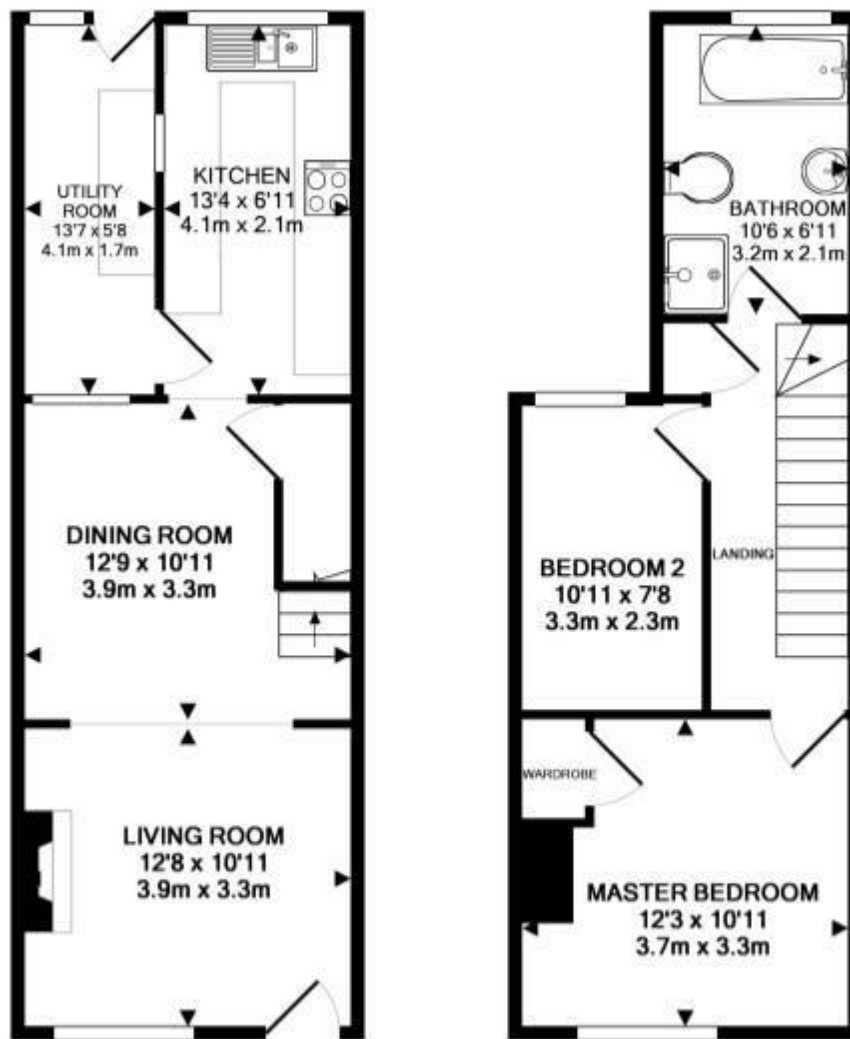
Outside

Front Garden:

Enclosed by brick wall with mature shrub screening with pathway to the front door.

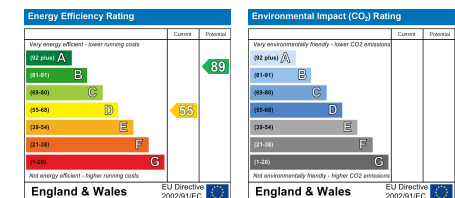
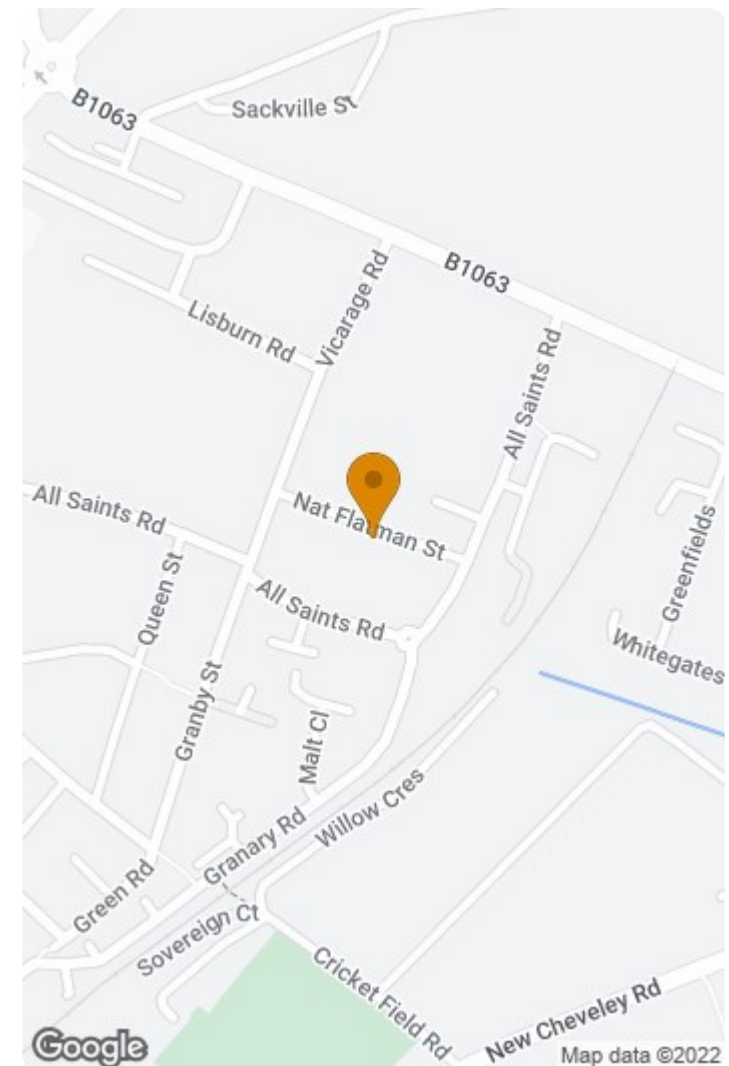
Rear Garden:

Enclosed by part fence and part brick wall with mature shrubs, trees and flower borders and beds. Patio area with space for tables and chairs. Pathway to the rear of the garden.



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