



**3 Palace Street**  
**Newmarket, Suffolk CB8 8EP**  
**Guide Price £260,000**



### 3 Palace Street, Newmarket, Suffolk CB8 8EP

A unique opportunity to purchase a charming and historically interesting mid-terraced house set in a conservation area and located on the favoured South side of the town and within easy reach to all amenities. Also set within striking distance of Palace House and the National Heritage Centre for Horseracing and Sporting Art.

Beautifully presented, offering some spacious rooms throughout, with rustic and character features to include high ceilings and sash windows, accommodation comprises an entrance porch, sitting room, a good size kitchen/dining room, two generously proportioned bedrooms (master with fitted wardrobe) and a superb four piece first floor bathroom.

Externally boasting a fully enclosed part walled and particularly private courtyard garden with brick built storage shed and gated rear access.

A truly stunning home making viewing essential.

EPC (D)

#### Accommodation Details

Entrance door with top light leading through to:

#### Entrance Hall

With staircase rising to the first floor, access and door leading through to:

#### Sitting Room 13'1" x 12'9" (3.99m x 3.89m)

With sash window to the front aspect, feature fireplace with tiled hearth to the side, wood effect flooring, TV aerial connection point, radiator, access and door leading through to:

#### Kitchen/Dining Room 15'11" x 10'2" (4.85m x 3.10m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate four ring gas hob with extractor hood over,

space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, inset sink unit with mixer tap over, ample room for dining table and chairs, tiled flooring, radiator, two large sash windows to the rear aspect, part glazed door leading to the rear garden.

#### First Floor Landing

With access to loft space, access and door leading through to:

#### Bedroom 1 13'4" x 10'11" (4.06m x 3.33m)

With sash window to the front aspect, built in wardrobe, recess suitable for storage/hanging space, new carpeting, radiator.

#### Bedroom 2 12'3" x 8'8" (3.73m x 2.64m)

With sash window to the rear aspect, recess with fixed shelving, new carpeting, radiator.

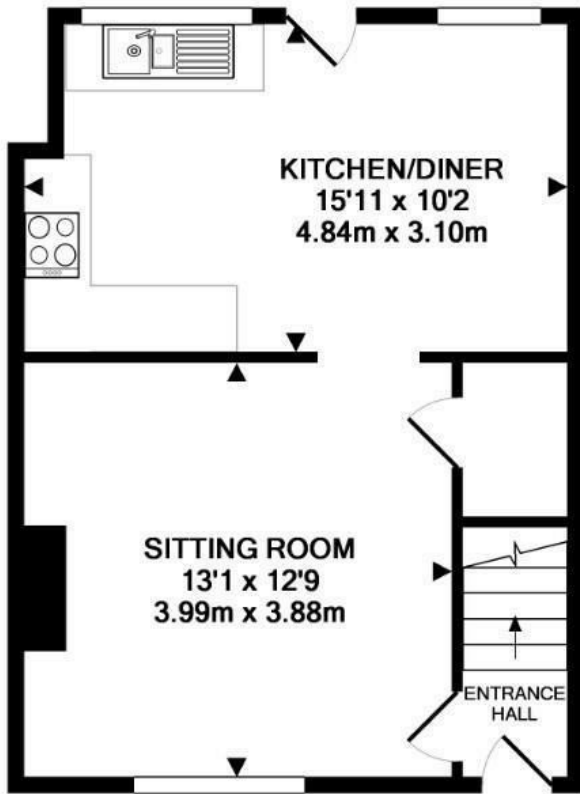
#### Bathroom

With suite comprising panel bath with centre fill taps, shower enclosure, pedestal wash hand basin and low level WC, recess with fixed shelving. part tiled walls, tiled flooring, radiator, sash window to the rear aspect.

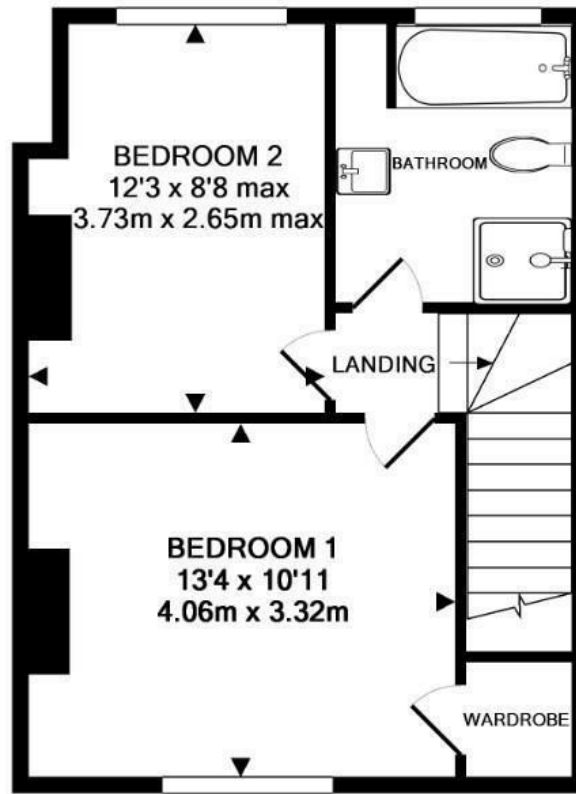
#### Outside

Fully enclosed, part walled courtyard style garden to the rear of the property, paved patio/seating area with the remained laid to stone, useful brick built storage shed/outhouse, gated rear access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		63	90
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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