



2 Doris Street
Newmarket, Suffolk CB8 0LD
Guide Price £285,000

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A wonderful opportunity to purchase a well-presented Victorian cottage located in one of Newmarkets' finest roads, moments from the High Street and with excellent access to Cambridge and the Train Station.

The property offers stylish accommodation retaining charming period features to include an entrance hall, sitting room, dining room, kitchen, two generous size bedrooms, first floor bathroom and a pretty enclosed and private courtyard garden with rear access.

Rarely available and with the added advantage of no onward chain, viewing is highly recommended.

EPC (D)

Accommodation Details

Front door leading through to:

Entrance Hallway

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

Sitting Room 12'0" x 10'4" (3.66m x 3.15m)

With window to the front aspect, feature fireplace to the side, TV aerial connection point, radiator.

Dining Room 11'4" x 10'10" (3.45m x 3.30m)

With window to the rear aspect, feature fireplace to the side, built in cupboard, radiator, opening leading through to:

Kitchen 12'8" x 8'10" (3.86m x 2.69m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for oven, space and plumbing for washing machine, space for tumble dryer, space for

fridge/freezer, inset sink unit with hot and cold taps over, wood effect flooring, radiator, window to the rear aspect, door to the side aspect leading to the rear garden.

First Floor Landing

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

Bedroom 1 14'0" x 11'11" (4.27m x 3.63m)

With two windows to the front aspect, feature fireplace to the side, radiator.

Bedroom 2 10'11" x 8'4" (3.33m x 2.54m)

With window to the rear aspect, feature fireplace to the side, radiator.

Bathroom 12'8" x 8'10" (3.86m x 2.69m)

With suite comprising panel bath with shower over, wash hand basin and low level WC, part tiled

walls, wood effect flooring, radiator, window to the rear aspect.

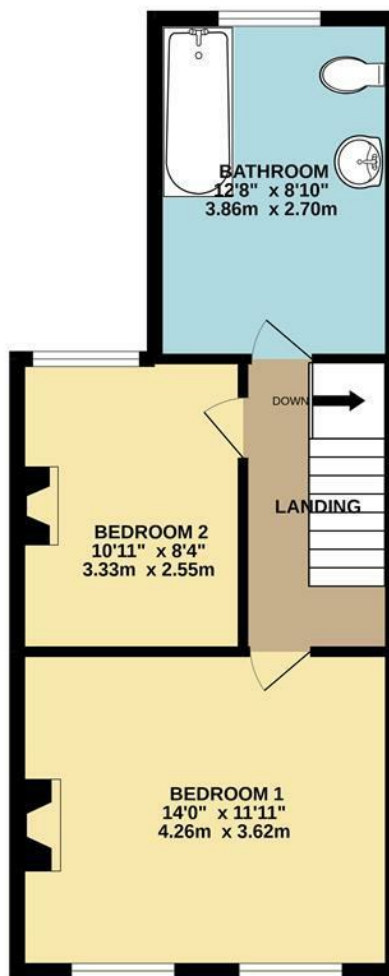
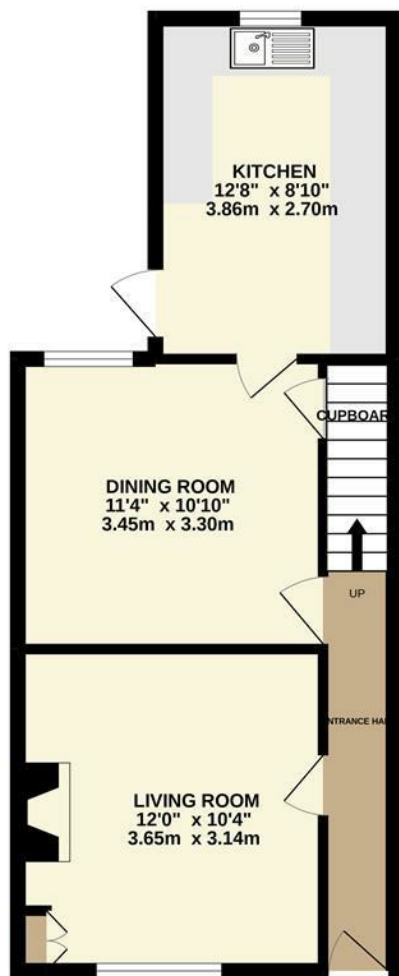
Outside

Fully enclosed rear courtyard style garden with room for table and chairs, gated access to the rear.



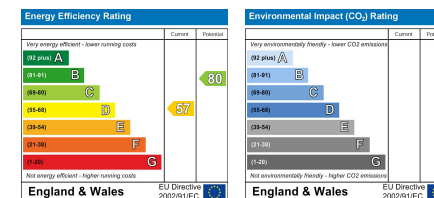
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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