



Field Terrace Road
Newmarket, Suffolk CB8 0AD
Guide Price £220,000

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A charming and well presented end of terrace Victorian home standing at the end of this prime, quiet no through road, within walking distance of the Town Centre.

The property offers accommodation comprising a sitting room, separate dining room, kitchen, two bedrooms and a first floor family bathroom. Complete with a private, low maintenance courtyard style rear garden backing onto allotments.

Offered for sale with the district advantage of no onward chain - an ideal first time or investment purchase.

EPC (D)
Council Tax Band B (West Suffolk Council)

Accommodation Details

Part glazed front door with top light leading through to:

Sitting Room 11'0" x 10'0" (3.35m x 3.05m)

With window to the front aspect, wood effect flooring, built in cupboard, separate built in meter cupboard, radiator, access and door leading through to:

Dining Room 14'1" x 10'0" (4.29m x 3.05m)

With window to the rear aspect, wood effect flooring, feature fireplace to the side, staircase rising to the first floor, radiator, access and door leading through to:

Kitchen 10'2" x 6'5" (3.10m x 1.96m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for oven, space for fridge/freezer, space and plumbing for washing

machine, wall mounted gas fired boiler, inset sink unit with mixer tap over, tiled splashback, tiled flooring, radiator, windows to the rear and side aspects, part glazed door to the side aspect leading to the garden.

First Floor Landing

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

Bedroom 1 11'0" x 10'0" (3.35m x 3.05m)

With window to the front aspect, built in cupboard, feature fireplace to the side, radiator.

Bedroom 2 11'4" x 6'10" (3.45m x 2.08m)

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

Bathroom 10'1" x 6'5" (3.07m x 1.96m)

Family bathroom with suite comprising panel bath with

shower over and glass screen, wash hand basin set in vanity unit and low level WC, part tiled walls, wood effect flooring radiator, window with obscured glass to the rear aspect.

Outside - Front

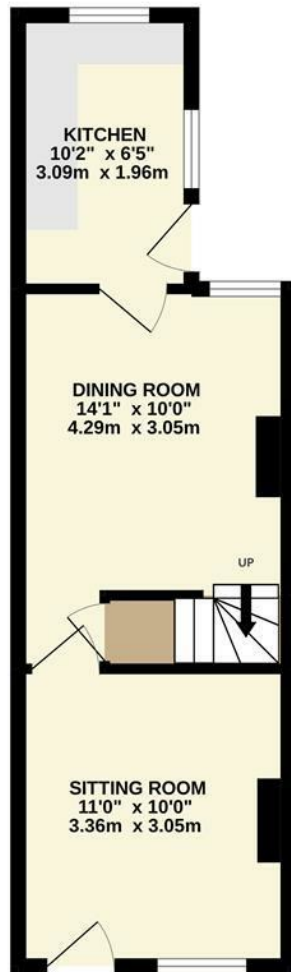
Enclosed front garden with gated access, bordered partly with brick wall/picket fencing, passageway to the side leading to:

Outside - Rear

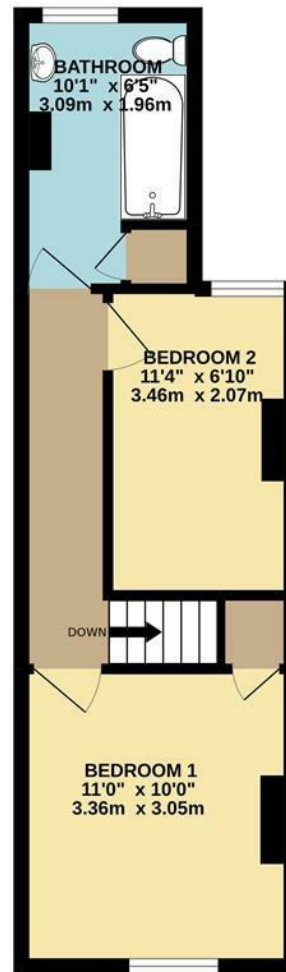
Fully enclosed and low maintenance paved rear garden, gated front access, views to the rear overlooking allotments.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

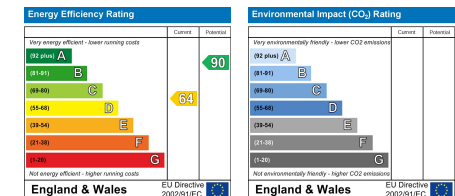
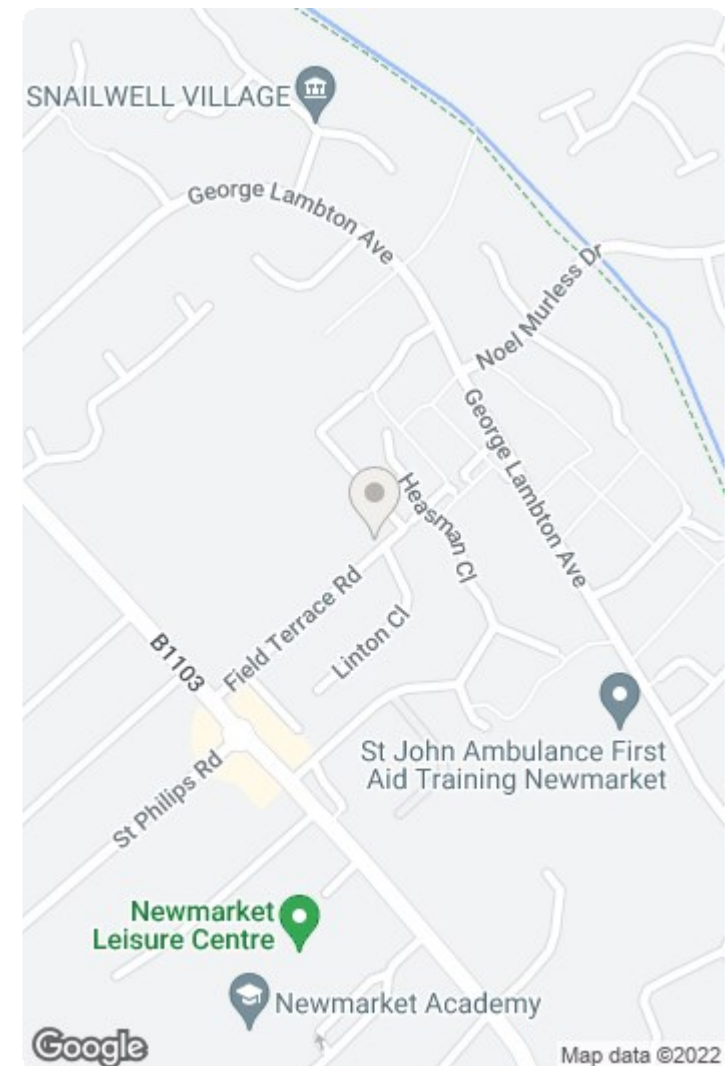


1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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