



11 All Saints Road
Newmarket, Suffolk CB8 8ES
Offers In Excess Of £200,000

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A well presented late Victorian end of terrace property conveniently located close to the town centre.

This beautiful home offers accommodation comprising an entrance porch, living room, re-fitted kitchen and bathroom with two bedrooms to the first floor.

Complete with enclosed front garden and and private rear courtyard garden.

Superb first or investment purchase.

EPC (D)

Council Tax Band B (West Suffolk)

Accommodation Details

With part glazed front door leading through to:

Entrance Porch

With glazing to the front and side aspects, wood effect flooring, access and door leading through to:

Living Room 12'8" x 12'5" (3.86m x 3.78m)

With window to the front aspect, feature fireplace to the side, built in cupboard and shelving, TV aerial connection point, radiator, glazed doors leading through to:

Kitchen 12'8" x 8'11" (3.86m x 2.72m)

Re-fitted kitchen fitted with a range of eye level and base storage units with wood effect working top surfaces over, inset sink unit with mixer tap 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, built in cupboard, door leading to staircase rising to the first floor, wood effect flooring, window to the rear aspect, access and door leading through to:

Rear Lobby

With cupboard housing gas fired combi-boiler, door leading to the rear garden, access and door leading through to:

Bathroom 6'11" x 5'6" (2.11m x 1.68m)

Re-fitted bathroom with suite comprising panel bath, pedestal wash hand basin and low level WC, tiled walls tiled flooring, heated towel rail, window to the side aspect.

First Floor Landing

With door leading through to:

Bedroom 1 12'8" x 12'5" (3.86m x 3.78m)

With window to the front aspect, radiator, access to loft space.

Bedroom 2 9'1" x 8'11" (2.77m x 2.72m)

With window to the rear aspect, radiator.

Outside - Front

Enclosed front garden with gated access and pathway leading to the front door and a variety of plants/shrubs.

Outside - Rear

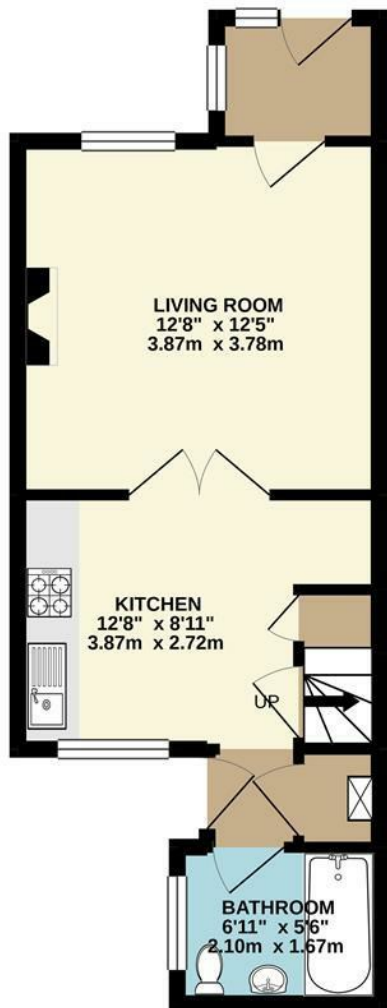
Fully enclosed courtyard style garden with ample room for table and chairs, gated side access, right of way access.

Agents Note

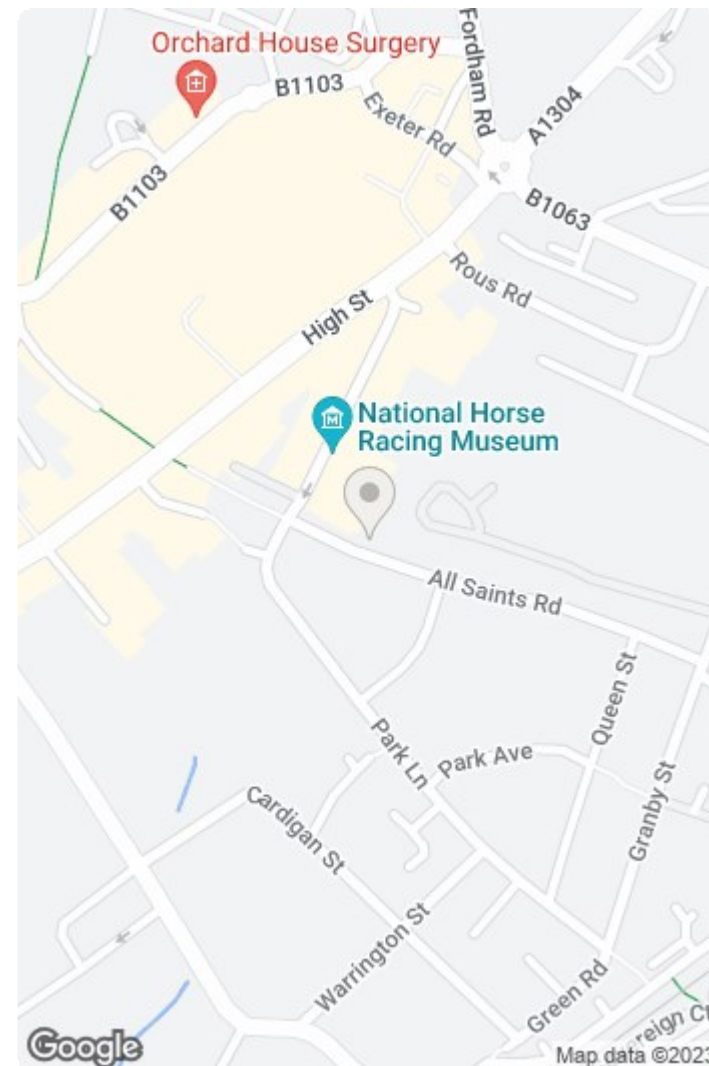
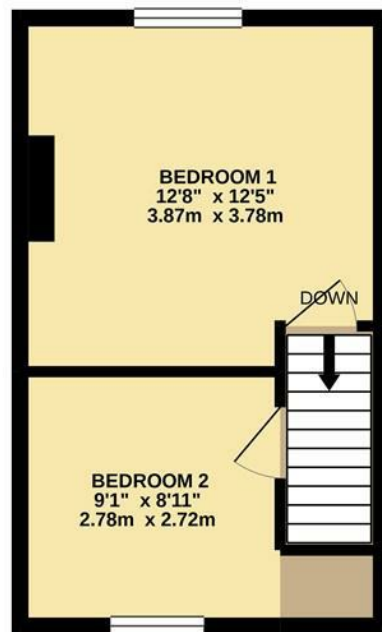
The photographs are indicative of the sale earlier this year.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

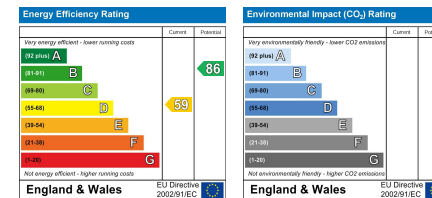


1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.4 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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