



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

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A Victorian terraced property located on the South side of the Town Centre and positioned within walking distance of the High Street, Train Station and all local amenities.

Offered for sale with the distinct advantage of no onward chain, this property offers accommodation comprising an entrance porch, sitting room, dining room, kitchen, ground floor bathroom and two bedrooms. Benefitting from double glazing and gas fired central heating.

Externally offering a courtyard style rear garden.

Ideal fist or investment purchase.

EPC (E)

Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With glazing to the front and side aspects, door leading through to:

Sitting Room 13'3" x 11'6" (4.04m x 3.51m)

With window to the front aspect, fireplace recess, radiator, opening and step down leading through to:

Dining Room 11'6" x 8'8" (3.51m x 2.64m)

With window to the rear aspect, staircase rising to the first floor, built in understairs cupboard and useful storage recess, wall mounted gas fired boiler, radiator, opening and step down leading through to:

Kitchen 7'1" x 5'11" (2.16m x 1.80m)

Fitted with eye level and base storage units with wood block working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, tiled splashbacks, wood effect flooring, radiator, window to the side aspect, opening leading through to:

Inner Lobby

With airing cupboard, door leading to the rear garden, door leading through to:

Bathroom 7'1" x 5'5" (2.16m x 1.65m)

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

effect flooring, radiator, window with obscured glass to the rear aspect.

First Floor Landing

With access to loft space, door leading through to:

Bedroom 1 12'9" x 11'9" (3.89m x 3.58m)

With window to the front aspect, built in wardrobe, radiator.

Bedroom 2 8'10" x 8'10" (2.69m x 2.69m)

With window to the rear aspect, radiator.

Outside - Front

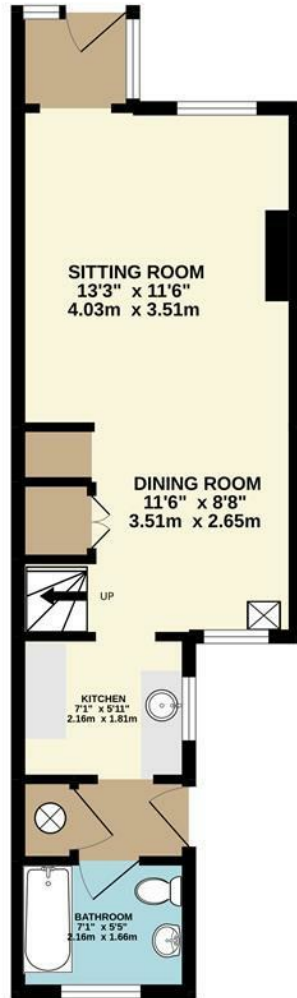
Small enclosed front garden with gated access.

Outside - Rear

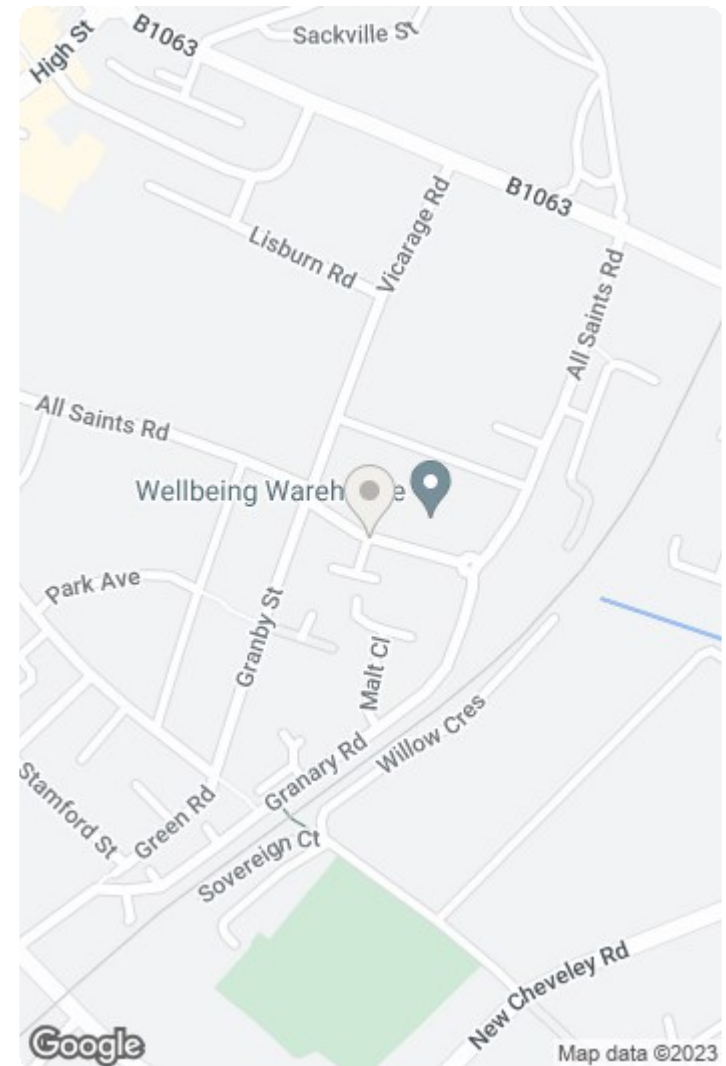
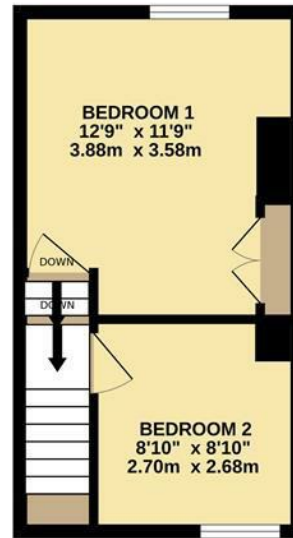
Fully enclosed courtyard style rear garden.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

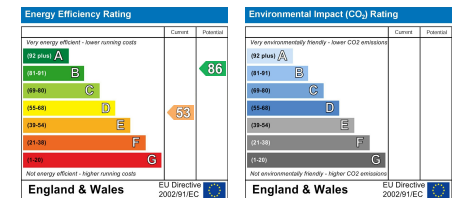


1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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 errors, 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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