



51 King Edward VII Road
Newmarket, Suffolk CB8 0ET
Guide Price £275,000

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An established bay fronted period terraced family home set towards the outskirts of the town centre in a popular no through road location and benefitting from a long rear garden with the distinct advantage of off road parking and garage to rear.

Dating back to 1903, this much loved property enjoys some surprisingly spacious, well presented rooms throughout with accommodation to include an entrance hall, sitting room, living room, kitchen/breakfast room, bathroom, three first floor generously proportioned bedrooms with master bedroom offering shower cubicle and fitted wardrobes.

Externally offering a long and fully enclosed rear garden with a range of outhouses, sheds and garage to rear with gated access to off road parking space.

Truly deceptive and boasting outstanding potential.

Early viewing is essential.

EPC (D)

Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed door with storm porch leading through to:

Entrance Hall

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

Sitting Room 13'3" x 10'5" (4.04m x 3.18m)

With bay window to the front aspect, feature fireplace to the side, TV aerial connection point, three small radiators.

Reception/Dining Room 13'4" x 12'1" (4.06m x 3.68m)

With TV aerial connection point, radiator, opening leading through to:

Kitchen/Breakfast Room 13'4" x 10'4" (4.06m x 3.15m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, integrated dishwasher, inset sink unit with mixer tap over, ample space for dining table and chairs, tiled flooring, radiator, window to the rear aspect, door leading through to:

Rear Lobby

With coat hanging space, door to the side aspect leading the rear garden, door leading through to:

Bathroom 9'6" x 7'5" (2.90m x 2.26m)

With suite comprising panel bath with mixer taps/shower attachment, shower cubicle, wash hand basin and low level WC, tiled walls, tiled flooring, radiator, windows to the rear and side aspects.

First Floor Landing

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

Bedroom 1 12'4" x 10'10" (3.76m x 3.30m)

With window to the rear aspect, built in wardrobes, radiator.

Bedroom 2 12'0" x 10'11" (3.66m x 3.33m)

With window to the front aspect, built in wardrobes, airing cupboard, radiator.

Bedroom 3 10'4" x 8'9" (3.15m x 2.67m)

With window to the rear aspect, radiator.

Outside - Front

Enclosed front garden with gated access, passageway to the side leading to the rear garden.

Outside - Rear

Fully enclosed rear garden with area laid to lawn with borders containing a variety of plants/shrubs, paved areas, gated access to the side and rear, timber built Summerhouse, outside tap, outside lighting, access to garage, access to:

Utility/Outbuilding 12'0" x 8'1" (3.66m x 2.46m)

Base unit with inset sink, space and plumbing for wash machine, space for tumble dryer, window to the side aspect, door to the side aspect leading to the rear garden.

Garage 17'7" x 9'11" (5.36m x 3.02m)

With double doors and off road parking to the front, pedestrian door to the side, window to the rear aspect, gated access to the rear garden.



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

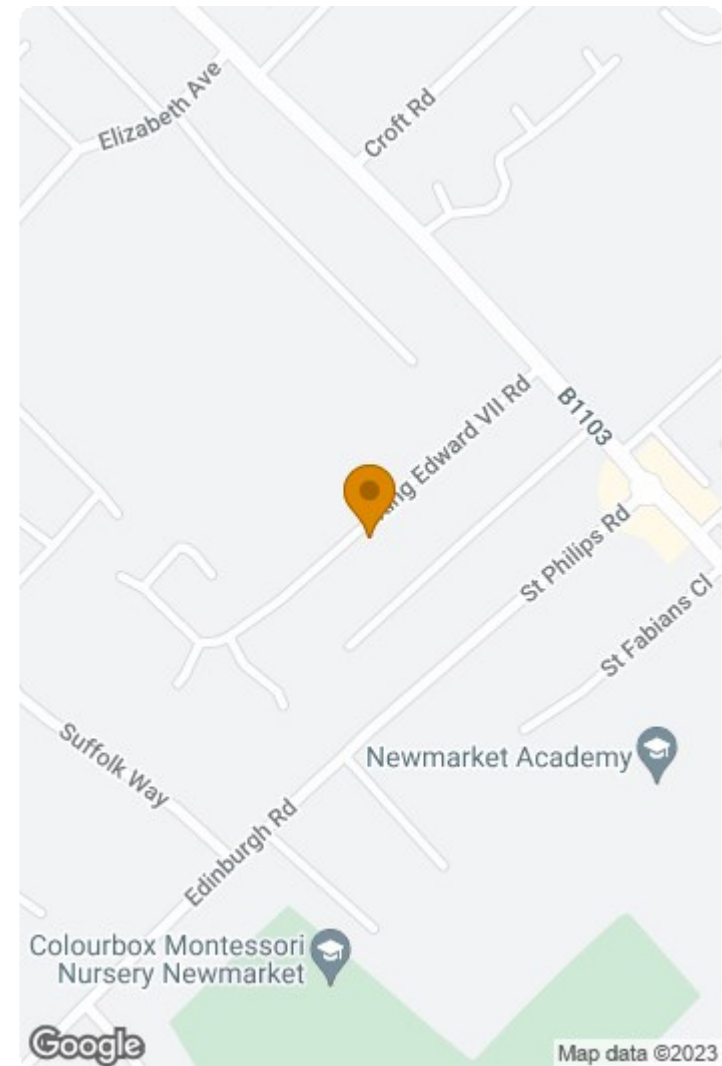


1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	85		
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>82-91 B</p> <p>72-81 C</p> <p>62-71 D</p> <p>52-61 E</p> <p>42-51 F</p> <p>32-41 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>82-91 B</p> <p>72-81 C</p> <p>62-71 D</p> <p>52-61 E</p> <p>42-51 F</p> <p>32-41 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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