



**50 Mill Hill
Newmarket, Suffolk CB8 0JB
Asking Price £250,000**

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50 Mill Hill, Newmarket, Suffolk CB8 0JB

A charming Victorian cottage located within striking distance of the High Street and set within a cluster of similar properties.

Boasting generous size rooms throughout, the property offers accommodation to include sitting room, separate dining area, kitchen, bathroom, separate basement and three good size bedrooms.

Externally the property offers fully enclosed gardens and extensive decking area.

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

Accommodation Details

Entrance

With wooden floor leading through to:

Living Room 11'8" x 14'4" (3.56m x 4.37m)

With gas fireplace, radiator, bay window to front aspect, opening leading through to:

Dining Room 10'2" x 9'8" (3.12m x 2.97m)

With staircase rising to the first floor, door to basement, radiator, window to the rear aspect, opening leading through to:

Kitchen 9'6" x 8'5" (2.90m x 2.57m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset stainless steel sink unit and drainer with mixer tap over, built-in oven, four ring as hob

with extractor fan over, tiled splashbacks, plumbing for washing machine, space for fridge freezer, radiator, door and window to side aspect, door leading through to:

Bathroom

Suite comprising of low level WC, hand wash basin built into vanity unit and panel sided bath with shower over and glass screen, tiled walls and flooring, heated towel rail, airing cupboard housing gas combination boiler serving domestic hot water and central heating system with radiators around the house, obscured window to the rear aspect.

Basement 13'3" x 11'1" (4.04m x 3.40m)

Carpeted flooring, radiator, window to the front aspect.

First Floor Landing

With store cupboard and doors leading through to:

Bedroom 1 11'10" x 14'0" (3.61m x 4.27m)

With sliding door wardrobe, window to the front aspect.

Bedroom 2 9'8" x 7'6" (2.97m x 2.29m)

With window to the rear aspect.

Bedroom 3 11'6" x 8'0" (3.53m x 2.44m)

With window to the side aspect.

Outside - Front

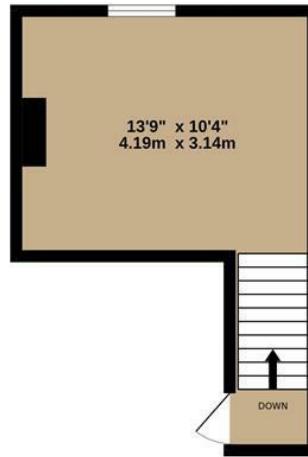
Small front garden laid mainly to shingle, iron fencing, tiled pathway to front door.

Outside - Rear

Predominantly laid to lawn with decking area and side access to the front of the property.



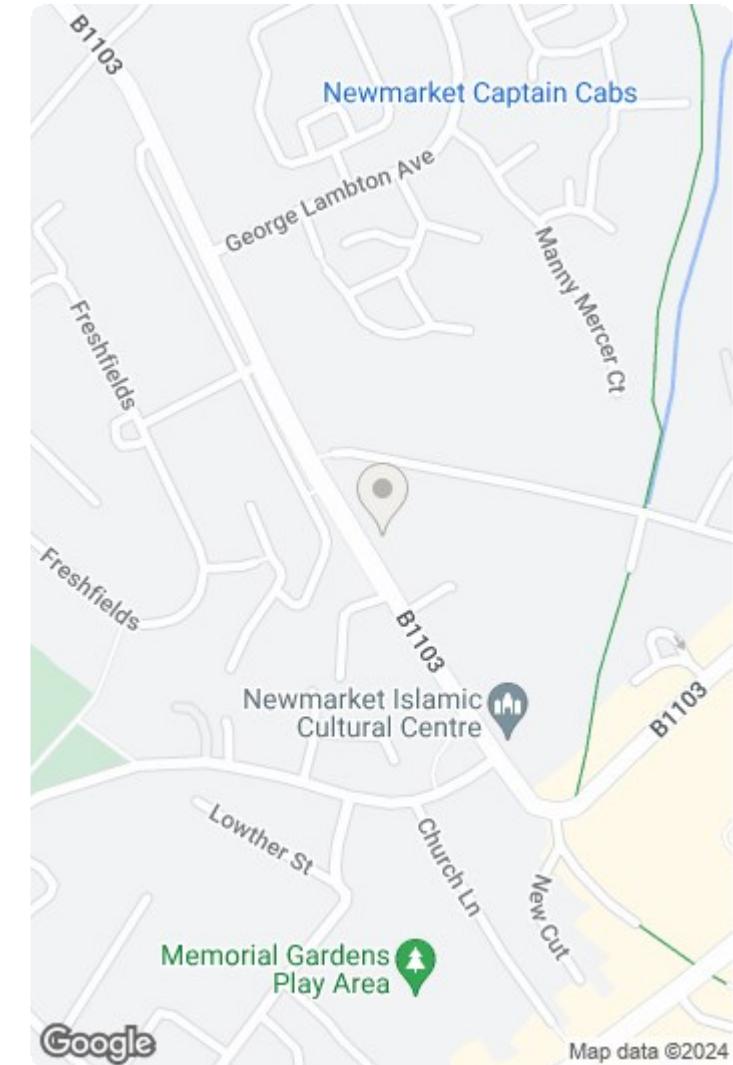
BASEMENT
209 sq.ft. (19.4 sq.m.) approx.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2020/81/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2020/81/EC	

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