



48 Lowther Street
Newmarket, Suffolk CB8 0JS
Guide Price £220,000

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A charming Victorian cottage set within this highly regarded residential area and only a short walk to the High Street and an appealing range of restaurants and shops.

This well presented property boasts accommodation comprising a living room, separate dining room, kitchen, rear lobby, cloakroom, two bedrooms and a first floor bathroom.

Ideal first or investment purchase - viewing is highly recommended.

Accommodation Details

Part glazed front door leading through to:

Living Room 12'11" x 12'0" (3.94m x 3.66m!)

With window to the front aspect, feature fireplace to the side with brick built surround, TV aerial connection point, radiator, stripped wood door leading through to:

Inner Hall

With staircase rising to the first floor, stripped wood door leading through to:

Dining Room 12'0" x 10'0" (3.66m x 3.05m)

With window to the rear aspect, built in cupboard, radiator, opening leading through to:

Kitchen 10'7" x 7'5" (3.23m x 2.26m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for electric oven, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, vinyl flooring, extractor, windows to the side aspect, door leading through to:

Inner Lobby

With door leading to the side of the property, door leading through to:

Cloakroom 6'7" x 4'11" (2.01m x 1.50m)

Comprising low level WC and wash hand basin, window to the side aspect.

First Floor Landing

With access to loft space, door leading to both bedrooms.

Bedroom 1 12'0" x 10'10" (3.66m x 3.30m)

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

Bedroom 2 12'0" x 10'1" (3.66m x 3.07m)

With window the rear aspect, built in wardrobe, feature fireplace to the side, radiator, door leading to:

Hallway

With built in cupboard, door leading through to:

Bathroom 7'7" x 7'5" (2.31m x 2.26m)

With suite comprising panel bath with

mixer taps/shower attachment, wash hand basin set in vanity unit and low level WC, part tiled walls, radiator, window to the rear aspect.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 77 SQM

Parking - On Street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

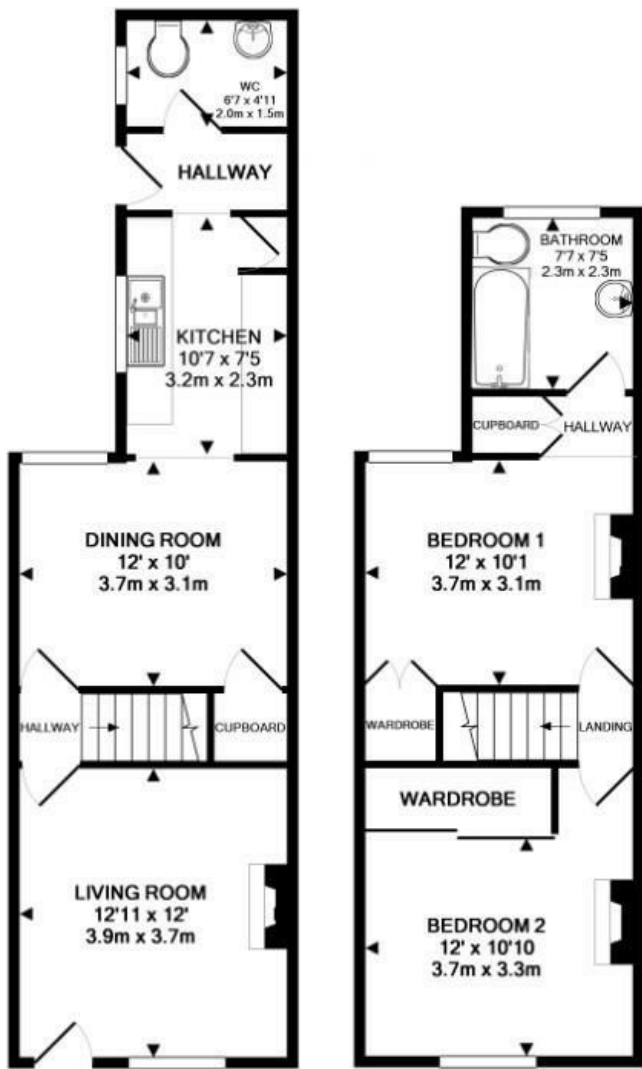
Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of





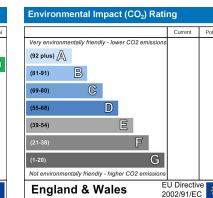
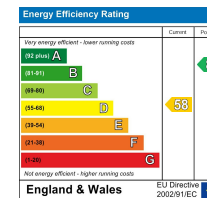
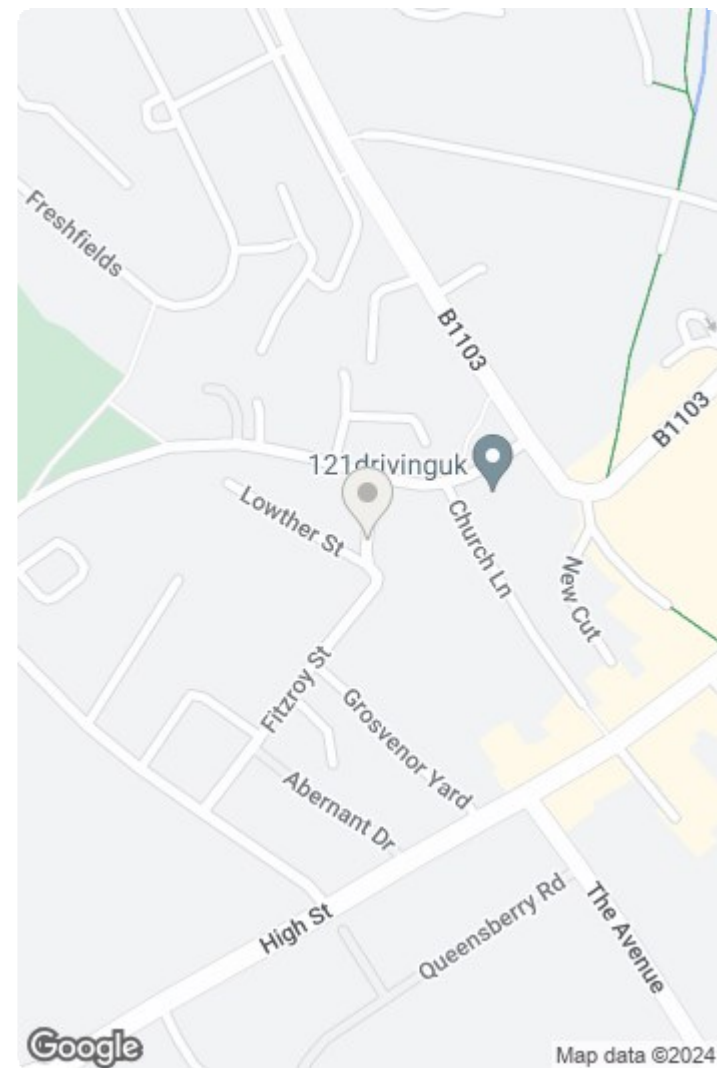
GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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