



Stamford Street
Newmarket, Suffolk CB8 8JB
Guide Price £259,995

1 Stamford Street, Newmarket, Suffolk CB8 8JB

A rare opportunity to purchase a double fronted, Victorian home located on the South side of the town within easy reach of all amenities.

With accommodation benefiting from separate living room and dining room with kitchen to the ground floor and two double bedrooms with bathroom to the first floor. Externally the property offers a courtyard garden to the side.

Entrance Hall

With stairs rising to first floor.

Living Room 13'5" x 10'2" (4.11 x 3.12m)

With open fire place with tiled surround, radiator, uPVC window to front aspect.

Dining Room 13'5" x 10'2" (4.11 x 3.12m)

With uPVC window to front aspect, radiator, under stairs storage cupboard and door leading to:

Kitchen 8'11" x 7'1" (2.74m x 2.18m)

With a range of units to floor and walls comprising cupboards and drawers, work surfaces with inset stainless steel sink unit, fitted oven, hob and cooker hood, integrated dishwasher, ceramic tiling to splash-back areas, wall mounted boiler, uPVC window to side aspect, leading to:

Porch

With window and door leading to side courtyard.

FIRST FLOOR

Landing with loft access.

Bedroom 1 13'3" x 10'2" (4.04m x 3.12m)

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

Bedroom 2 9'8" x 9'8" (2.95m x 2.95m)

With storage cupboard, radiator and uPVC window to front aspect.

Bathroom

With white suite comprising of panelled bath with shower over, low level WC, pedestal wash basin, airing cupboard, radiator and uPVC window to the side aspect.

Outside

Gated access to courtyard area.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan
Square Meters - 71 SQM

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

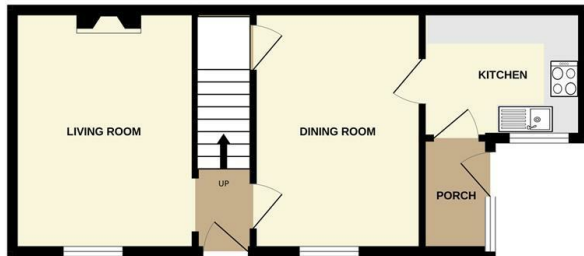
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

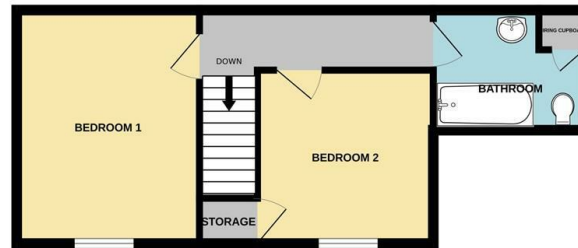
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

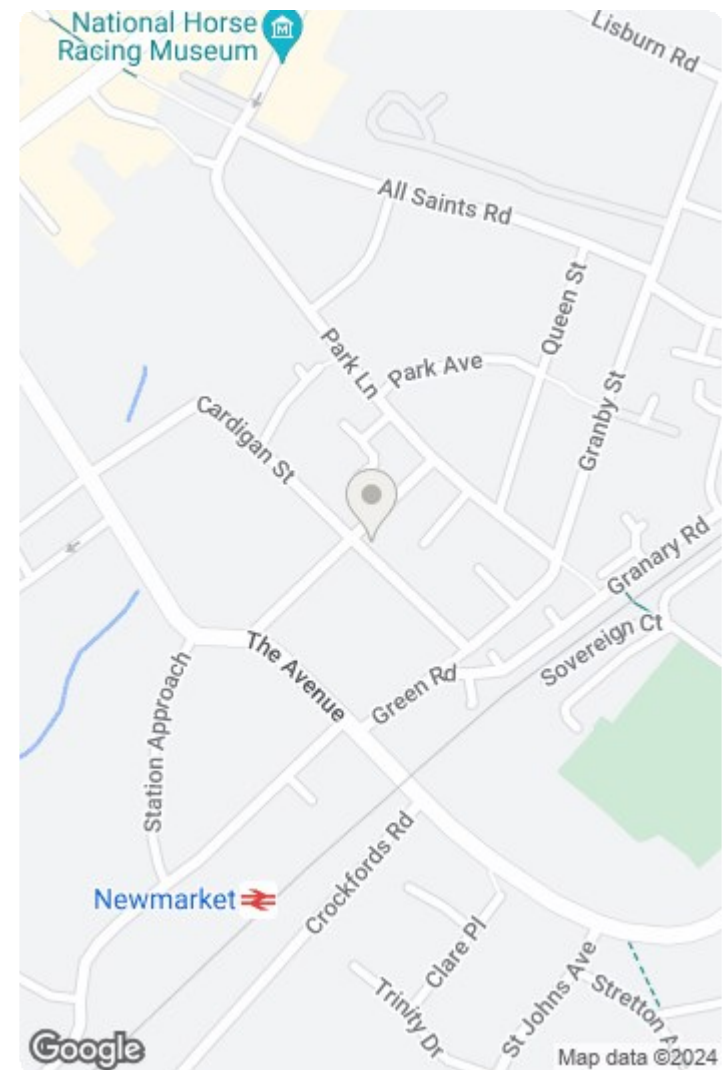


1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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