



**Warrington Street**  
**Newmarket, CB8 8BA**  
**Guide Price £215,000**

## Warrington Street, Newmarket, CB8 8BA

A charming Victorian cottage centrally located within the heart of this famous horseracing town and positioned within striking distance of the railway station.

Offering accommodation to include living room, dining room, kitchen, two good size bedrooms and a first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed courtyard style rear garden.

Council Tax B (West Suffolk)  
EPC D

### **Living Room 10'9" x 9'10" (3.3 x 3.0)**

Laid with laminate flooring, featured fireplace, built in store cupboard, radiator and window to the front aspect.

### **Kitchen 6'6" x 7'6" (2.00 x 2.3)**

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, free standing oven with 4 ring electric hob and extractor fan, space for washing machine, boiler, window to the rear aspect and side door.

### **Dining Room 9'10" x 10'9" (3.00 x 3.3)**

Laid with laminate flooring, log burner, radiator, staircase rising to the first floor and window to the rear aspect.

### **First Floor Landing**

With door though to:

### **Bedroom 1 10'9" x 9'10" (3.3 x 3)**

Double bedroom with featured fireplace, radiator and window to the front aspect.

### **Bedroom 2 7'6" x 9'10" (2.3 x 3.00)**

Radiator and window to the rear aspect.

### **Bathroom**

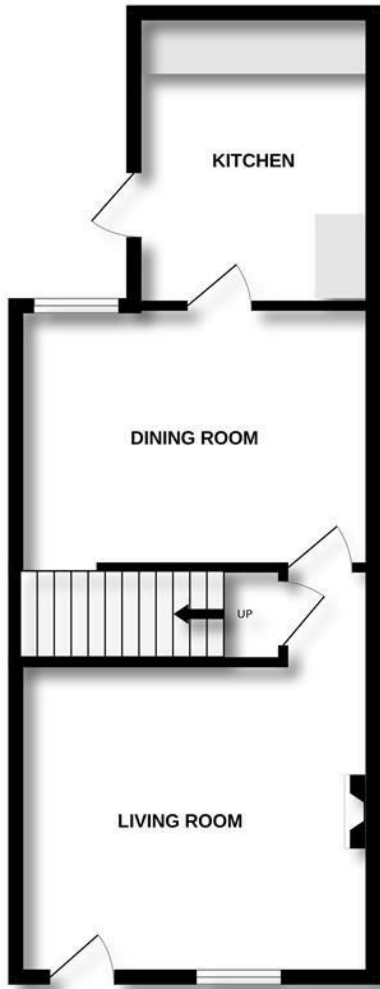
Modern four piece suite comprising of low level WC, pedestal wash basin, enclosed tiled shower cubicle, panel bath, radiator and obscured window to the rear aspect.

### **Outside**

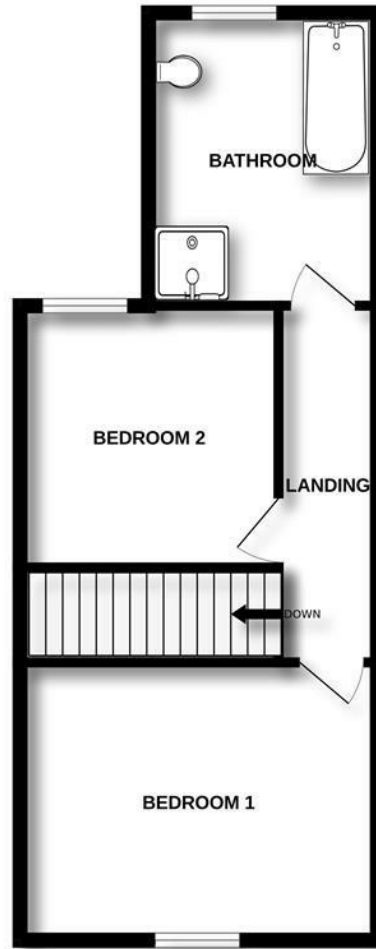
Enclosed rear courtyard style garden with timber garden shed and pedestrian gate.



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

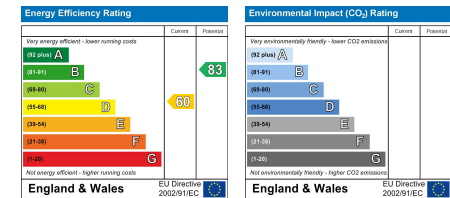
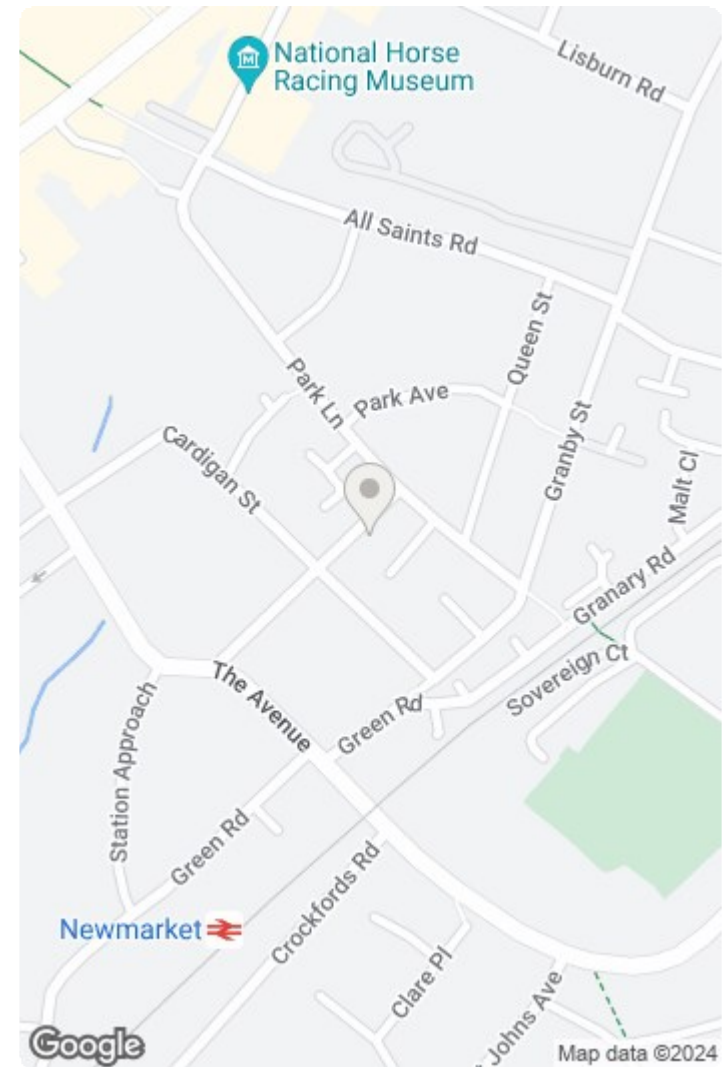


1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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