



9 Stamford Street
Newmarket

DAVID
BURR



9 Stamford Street, Newmarket, Suffolk, CB8 8JB

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket

An abundantly characterful and particularly stylish three-bedroom Victorian house measuring in excess of 1,200 sq.ft of accommodation in the heart of Newmarket. The property has been thoughtfully improved over recent years and offers an entrance hall, sitting room, study, kitchen/dining room, cloakroom, three double sized bedrooms and a newly fitted bathroom. Externally offering a small walled front garden and a charming rear courtyard garden.

A spacious and particularly well-presented three-bedroom Victorian house in Newmarket.

Ground Floor

ENTRANCE HALL Door to front aspect, stairs rising to the first floor, understairs storage and exposed original floorboards.

SITTING ROOM Exposed original floorboards, a bay-window to front aspect with fitted white shutters, and a woodburning stove.

STUDY Window to rear aspect and exposed original floorboards.

KITCHEN / DINING ROOM Fitted with kitchen units and drawers with worktops over and an inset double butler sink and drainer. Space and plumbing for appliances, windows to rear and side aspects, ample dining space and French doors leading to the rear garden.

CLOAKROOM Wash hand basin and WC.

First Floor

LANDING A staggered level landing with access to the partially converted loft which also has a small Velux window.

MASTER BEDROOM Bay-window to front aspect.

BEDROOM 2 Fitted wardrobe and window to rear aspect.

BEDROOM 3 Window to rear aspect.

BATHROOM Stylishly fitted with a vanity sink unit, bath with a shower over, heated towel rail, additional storage, WC and window to side aspect.

Outside

The front aspect offers a small walled front garden. The rear garden is predominately paved with raised beds planted with shrubs and plants.

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SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C

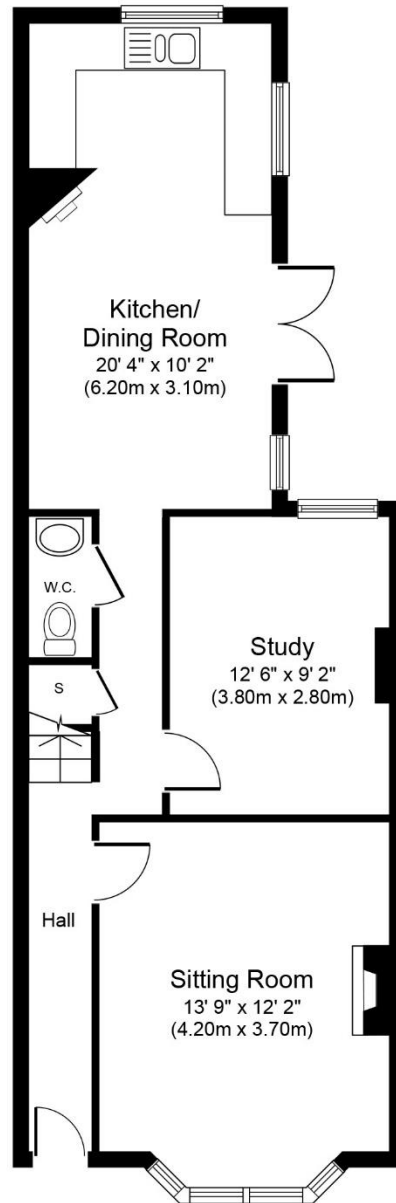
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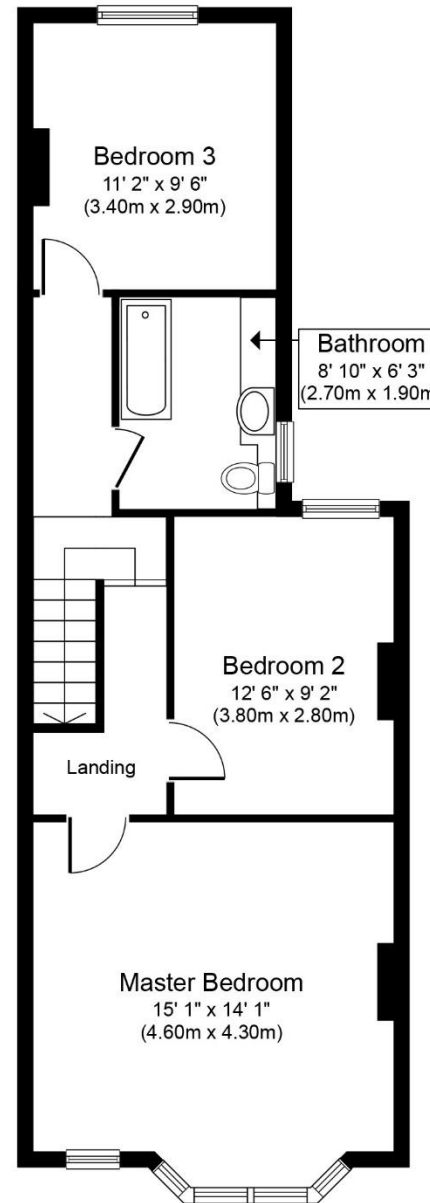
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VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
621 sq. ft.
(57.7 sq. m.)



First Floor
Approximate Floor Area
621 sq. ft.
(57.7 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

