



**Cambury, 1 Cardigan Street
Newmarket**

**DAVID
BURR**



Cambury, 1 Cardigan Street, Newmarket, Suffolk, CB8 8HZ

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.

A tastefully renovated, characterful and particularly stylish three-bedroom Victorian house situated in the heart of Newmarket within walking distance of the station. Measuring close to 1,500 sq.ft of accommodation, the property has been thoughtfully improved in recent times and offers an entrance hall, sitting room, kitchen, dining/family room, cloakroom, three double sized bedrooms, the master of which features an ensuite as well as a separate family bathroom. Externally offering a small walled front garden and a charming rear courtyard garden as well as a rarely available carport providing off street parking.

A spacious and immaculately presented three-bedroom Victorian house in the centre of Newmarket.

Ground Floor

ENTRANCE HALL Door to front aspect, stairs rising to the first floor, and door leading to:

SITTING ROOM With a stunning green tiled fireplace and working gas fire, the room is complete with a fantastic bay window finished with shutters.

KITCHEN Stylishly fitted with kitchen units and drawers with worktops over and an inset double sink with drainer. Integrated appliances include a fridge/freezer, dishwasher, electric oven, induction hob complete with extractor. Island storage with breakfast bar finishes the space with a window to the side aspect.

DINING/FAMILY ROOM A bright double aspect room with bay window to the rear and a sash window to the side aspect. There are matching units to the kitchen with worktops over. The room is complete with an inset woodburning stove and door leading to the rear garden.

CLOAKROOM Tiled with wash hand basin, heated towel rail, WC and window to side aspect.

BASEMENT A useful store room with an external window to the side aspect providing plenty of natural light.

First Floor

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

MASTER BEDROOM Bay-window to front aspect with built in wardrobes as you enter. The room is complete with an **ENSUITE** which is fully tiled and fitted with a walk-in shower, vanity sink unit and WC with window to the front aspect.

BEDROOM 2 Comfortable double with sash window to the side aspect.

BEDROOM 3 Fitted wardrobe and large bay window to rear aspect.

FAMILY BATHROOM Stylishly fitted with a double vanity sink unit, bath with a shower over, heated towel rail, additional storage unit, WC and two sash windows to side aspect.

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Outside

The front aspect offers a small walled front garden with delightful checkered path and side access to the rear. The rear garden is predominately gravelled with a selection of mature shrubs and trees as well as a raised bed on each side and enjoys a south western aspect ideal for alfresco entertainment. A gate then leads out to the carport which is complete with water and power point.

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 E.

TENURE Freehold.

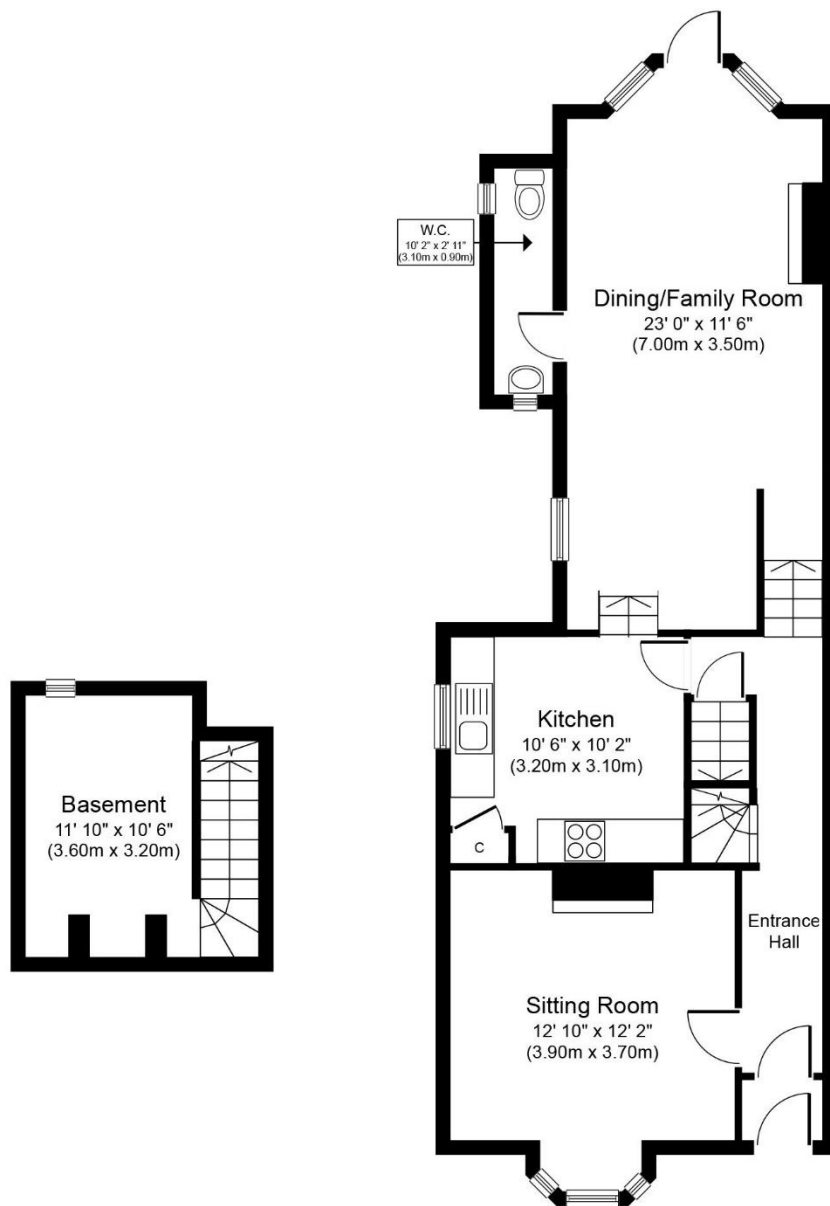
WHAT3WORDS casually.tips.earlobes

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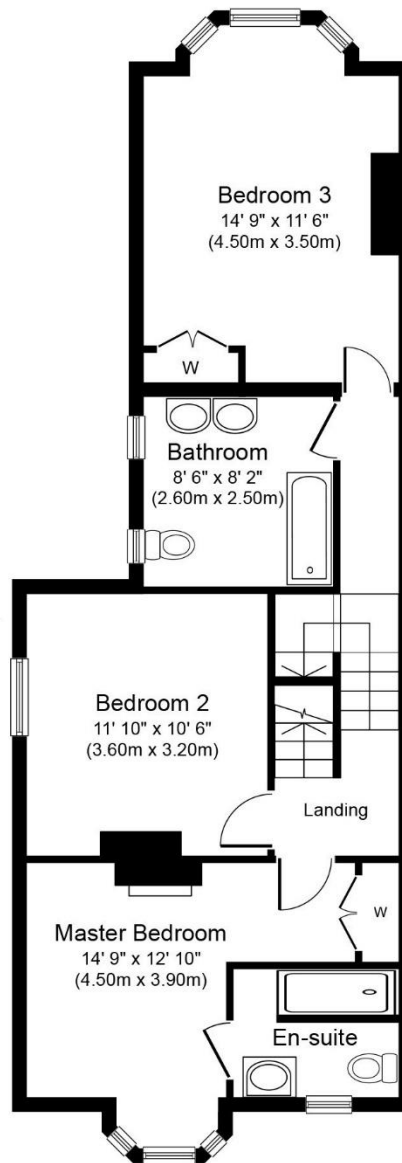
VIEWING by prior appointment only through David Burr estate agents.

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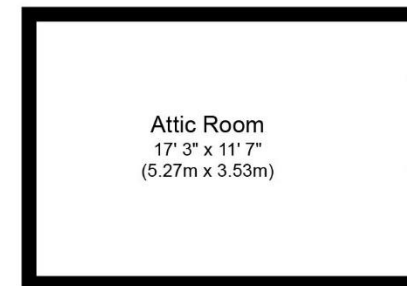




Basement
Approximate Floor Area
117 sq.ft.
(10.9 sq.m.)



First Floor
Approximate Floor Area
670 sq. ft.
(62.3 sq. m.)



Second Floor
Approximate Floor Area
192 sq.ft.
(17.8 sq.m.)

Ground Floor
Approximate Floor Area
701 sq. ft.
(65.1 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.

