MOLYNEUX
ESTATE AGENTS

Nat Flatman Street

Newmarket, CB8

Price £240,000

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Description

Situated in the sought after Nat Flatman Street, Newmarket, this delightful terraced house offers a perfect blend of character and modern living. In addition to two well-proportioned double bedrooms and two reception rooms, the home boasts period features throughout that add to its unique charm.

Centred around a feature fireplace, the inviting living room welcomes you into the home, with a large bay window that floods the space with natural light. The dining room is complimented by another large window to ensure brightness throughout, and also benefits from a unique under-stair recess with generous storage cupboard adjacent. The kitchen is fully fitted with wall and base units and includes an induction hob and extractor, 1.5 stainless steel sink and space for appliances, as well as a convenient pantry and rear door leading to the garden.

Upstairs the home includes two bedrooms and a spacious family bathroom. The generous master bedroom, with window to the front aspect, provides ample space, which is further enhanced by a large storage cupboard, whilst the second bedroom offers excellent versatility as a second double bedroom or home office space. The striking family bathroom completes the living accommodation and features a bath with electric shower, WC and hand basin, as well as a spacious double wardrobe that houses the Ideal combi boiler.

A highlight of this property is the enclosed rear garden, which enjoys a recently installed deck seating area and useful storage sheds.

The property is within walking distance of Newmarket High Street, in the centre of the historic market town which is often referred to as the home of British horse racing since it is known as a centre for the breeding, training and racing of thoroughbred horses. Newmarket enjoys a lively High Street offering a multitude of shops, restaurants and amenities as well as a train station providing excellent transport links for commuting and tourism.

Measurements

Lounge - 11'1" max x 11'6", plus depth of bay window

Dining Room - 11'1" max x 13'4 max (10'00" min)

Kitchen - 13'5" max x 6'4" max

Bedroom - 11'6" x 11'2"

Bedroom - 10'1" x 7'10"

Bathroom - 12'9" max x 6'3" max

Anti-money Laundering & Identificaiton

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Two neighbouring properties are allowed access across the rear garden for use of a shared alleyway. The sellers have advised us that this has not been used during their ownership of the property.

Tel: 01638 474164

Council Tax Band - West Suffolk, B.

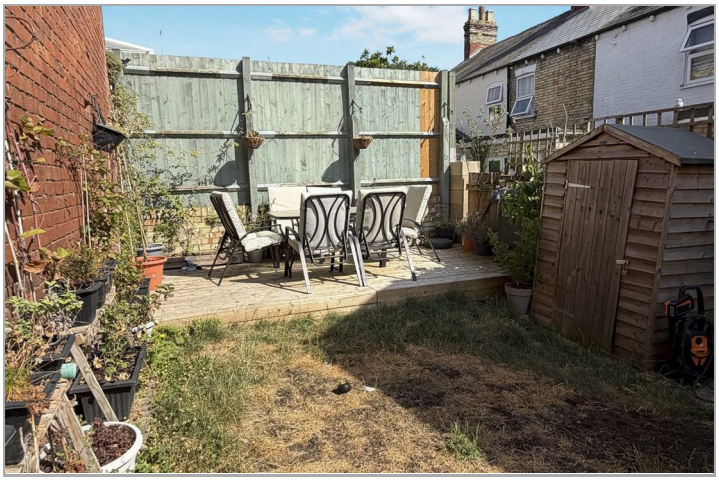
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

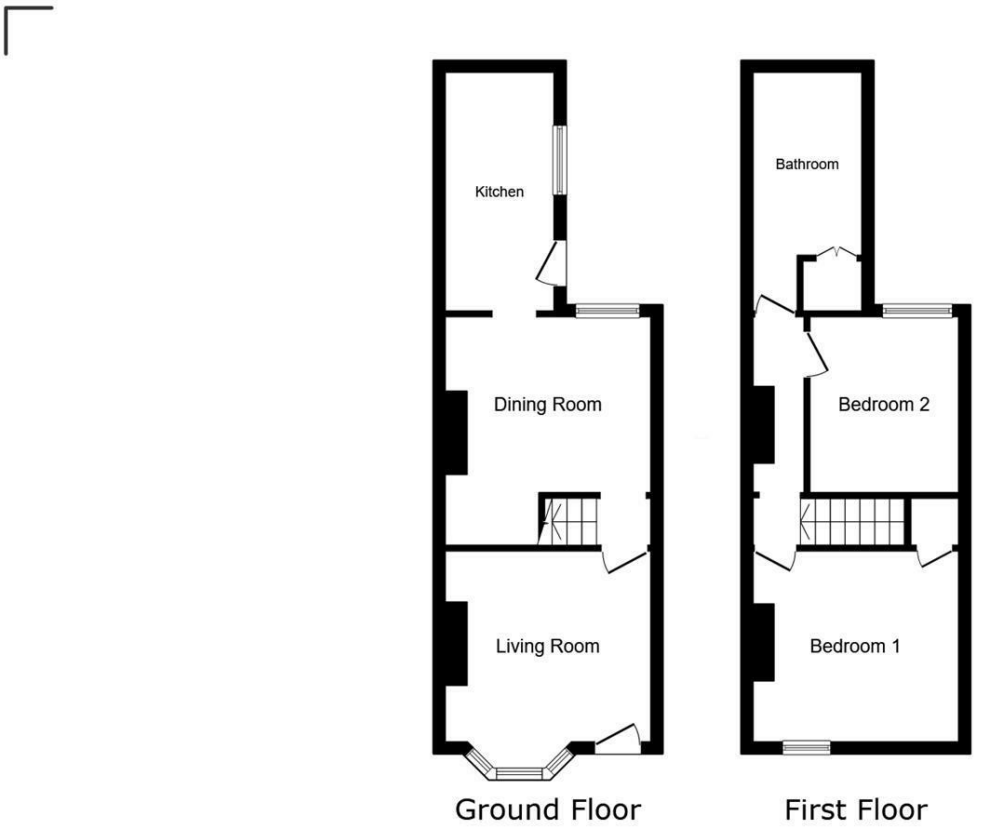
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

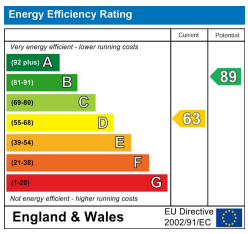


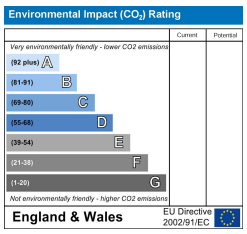


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**