



**8 Heathcote Place
Newmarket, Suffolk**

**DAVID
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8 Heathcote Place, Old Station Road, Newmarket, Suffolk, CB8 8GB

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 generously proportioned three storey end of terrace Townhouse, conveniently positioned within striking distance to the town centre and train station and enjoying views overlooking the stunning Warren Hill Gallops. Comprising a kitchen/breakfast room, separate dining room, large sitting room with balcony, three double bedrooms and three en suite bathrooms. With a low maintenance garden, gated parking area and complete with garage.

A generously proportioned three storey end of terrace Townhouse, conveniently positioned within striking distance to the town centre

Ground Floor

COVERED ENTRANCE PORCH leading to:

ENTRANCE HALL A spacious entrance hall with understairs storage and a useful storage cupboard.

KITCHEN/BREAKFAST ROOM A fitted kitchen with worktops over, a peninsular unit with 1 ½ bowl sink inset overlooking the dining area. Integrated appliances include double electric oven, 4-ring gas hob with extractor above, microwave oven and fridge/freezer. Further benefits include a storage cupboard with a separate utility cupboard enclosed including sink unit, space and plumbing for washing machine and pantry. With French doors and a bay window looking to the rear garden.

DINING ROOM A light and spacious room with useful storage cupboard and bay window to the front aspect.

CLOAKROOM With WC and hand wash basin.

First Floor

LANDING With stairs rising to second floor and airing cupboard. Double doors to:

SITTING ROOM A light and spacious room with gas fireplace and window to the front aspect as well as double doors to the balcony which provides views over the Warren Hill training gallops.

BEDROOM 2 A double room with dressing area, fitted wardrobes and south facing balcony with views over the rear garden. **Ensuite** comprising WC, wash hand basin and double shower.

Second Floor

LANDING leading to:

BEDROOM 1 A light, spacious double room with fitted wardrobes, a fitted dressing table and two windows to the front with views over Warren Hill Gallops. **Ensuite**, extensively tiled, comprising WC, wash hand basin, bidet and a bath with shower over.

BEDROOM 3 With views to the rear aspect over the garden. **Ensuite** with WC, wash hand basin, panelled bath and windows to the rear aspect.

Outside

The property is situated behind a low brick-built wall with a pathway leading to the front garden which is paved and bordered by shrubs. To the

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side there is access through electric gates to the rear of the property, providing secure parking for two vehicles. Separate of this there is also a **single garage** complete with light and power. The walled rear garden is mainly paved with some shingle elements too, and also features an additional outdoor store.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D.

COUNCIL TAX BAND: Band G (£3,676.53 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE: Brick construction.

LOCAL AUTHORITY: West Suffolk District Council.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

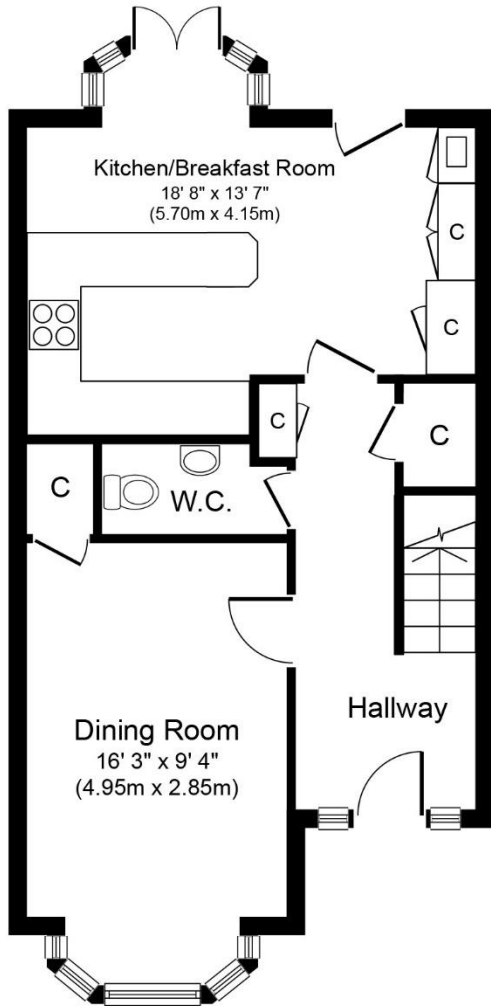
Phone Signal: Yes. Provider: Coverage is likely with most providers.

WHAT3WORDS: candy.automate.prompts

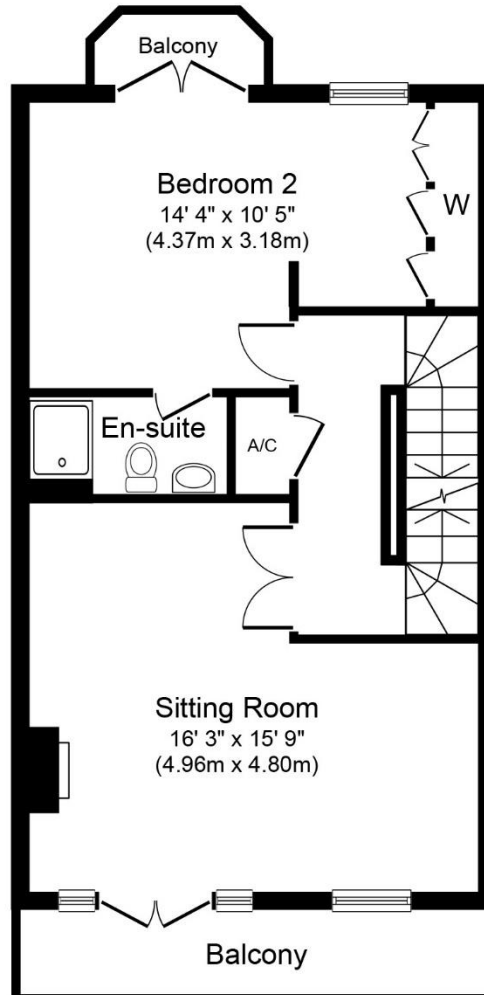
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

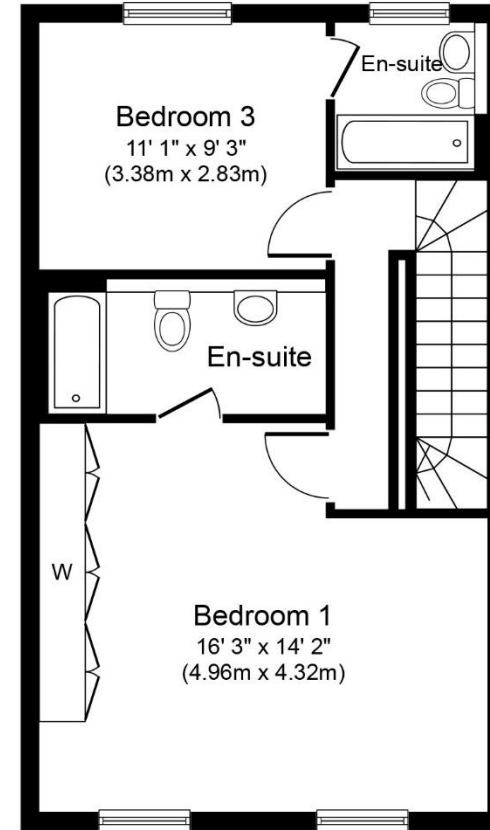




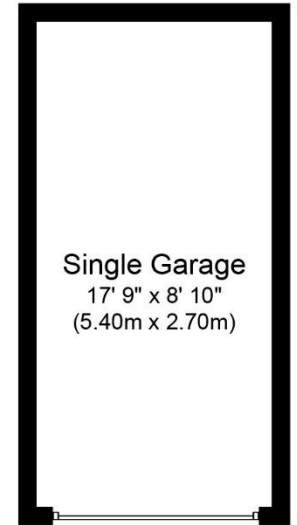
Ground Floor
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)



First Floor
Approximate Floor Area
472 sq. ft.
(43.9 sq. m.)



Second Floor
Approximate Floor Area
472 sq. ft.
(43.9 sq. m.)



Garage
Approximate Floor Area
152 sq. ft.
(14.1 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.

