



3 Bakers Row
Newmarket, Suffolk

**DAVID
BURR**



3 Bakers Row, Newmarket, Suffolk, CB8 0AA

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.

With a whole host of character and charm, this deceptively spacious two-bedroom flint cottage is situated within walking distance of the towns centre. The property is stylishly presented and offers versatile accommodation throughout including a sitting room, study, kitchen/dining room, bathroom and two bedrooms. Externally offering pleasantly presented front and rear gardens.

A charming and characterful two-bedroom cottage positioned on the outskirts of Newmarket's town centre.

Ground Floor

SITTING ROOM Sash-window to front aspect and an inset woodburning stove.

STUDY Situated between the kitchen and sitting room with an internal window through to the kitchen.

KITCHEN / DINING ROOM Fitted with an in-keeping kitchen with matching base and wall units and drawers with wooden worktops over and an inset butler sink and drainer. Integrated dishwasher with space and plumbing for further freestanding appliances. Partially tiled walls and ample space for dining. Two windows to rear aspect and a door leading to the rear garden.

First Floor

LANDING A spacious area with an exposed brick wall, exposed wooden floorboards, an airing cupboard and loft access.

BEDROOM 1 With a sash-window to front aspect and a fitted wardrobe.

BEDROOM 2 Window to rear aspect and exposed wooden floorboards.

BATHROOM Fitted with a bath with a shower over, wash hand basin, WC and a Velux window.

Outside

The front garden is wonderfully presented with a small lawn, a paved pathway leading to the front door, mature shrubs and plants and box hedging, all of which enjoyed by a picket fence. The rear garden is predominantly paved with a small strip of lawn and rear gate pedestrian access.

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

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TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND Band B.

EPC RATING C.

COMMUNICATION SERVICES (Source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

WHAT3WORDS zeal.aura.direction

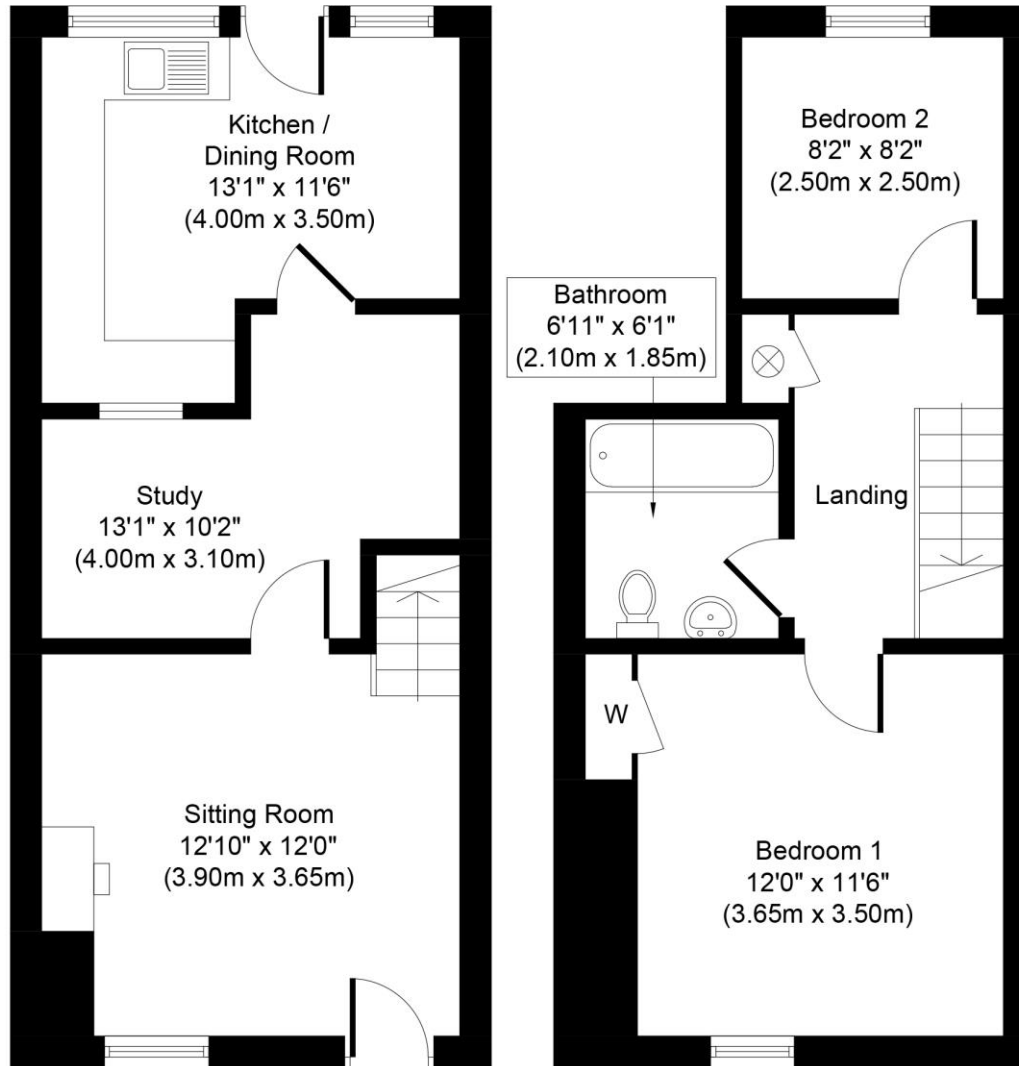
VIEWING by prior appointment only through David Burr estate agents.

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.

TENANT INFORMATION A tenancy is available on an assured short hold basis for a minimum of 6 months. A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property will be managed by the landlord directly.





Ground Floor
Approximate Floor Area
411 Sq. ft.
(38.2 Sq. m.)

First Floor
Approximate Floor Area
352 Sq. ft.
(32.7 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. 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.

