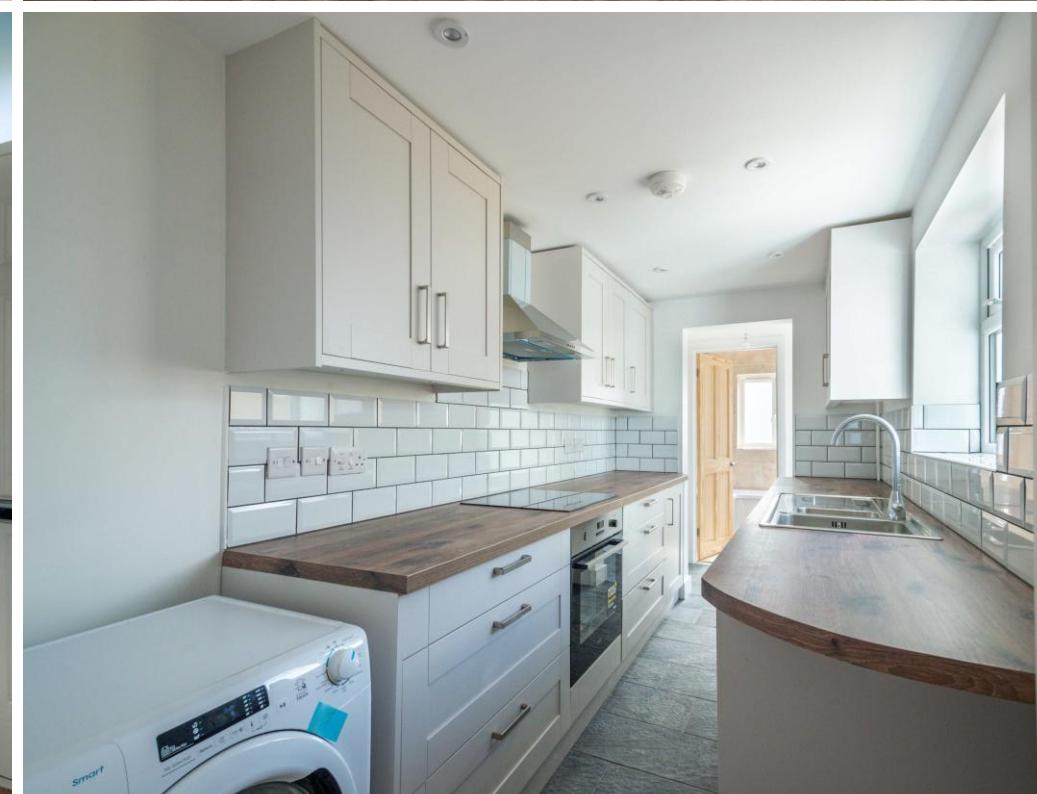




31 Lisburn Road,
Newmarket, Suffolk

DAVID
BURR



31 Lisburn Road, Newmarket, Suffolk, CB8 8HS

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.

AVAILABLE NOW! A superb opportunity to rent this charming and recently renovated three-bedroom terrace property. Conveniently situated just a short walk from the town centre with all of its amenities, the property has been thoughtfully updated to retain much of its original character, but blended with modern finishes. It is deceptively spacious, with a newly fitted kitchen, updated bathroom and open plan sitting/dining room with views over equestrian facilities to the rear. The property would be a perfect home for a professional couple, young family or USAF personnel. Get in touch today.

A spacious and recently updated three-bedroom property in the heart of Newmarket.

Ground Floor

Entering in the partially glazed front door to the:

SITTING/DINING ROOM This open plan space features double aspect windows which flood the space with light. The reconditioned fireplace adds a lovely hint of character. With newly fitted wood effect flooring, open understairs storage and stairs rising to the first floor. Open to:

KITCHEN With a range of newly fitted base and wall units complete with worktops over. Inset sink with mixer tap looks out the window to the side aspect, complete with tiled backsplash and window sill. The space also has a new electric oven with hob above and extractor hood over. There is additional space for a freestanding fridge/freezer as well as plumbing and a washing machine.

REAR LOBBY With partially glazed door leading to the rear garden, and leading through to the:

BATHROOM Newly fitted suite which includes a bath with shower over, fully tiled surround and glass shower screen as well as a hand wash basin with mixer tap, WC and heated towel rail. Frosted window to the rear aspect floods the space with light.

First Floor

LANDING With window to the rear aspect, access to the loft, a large storage cupboard and doors to:

BEDROOM 1 A spacious double with new carpets and window to the front aspect.

BEDROOM 2 Another spacious bedroom with new carpets and window to the rear aspect overlooking equestrian facilities.

BEDROOM 3 The third bedroom is versatile and would make an ideal nursery or study, fitted with new carpets and window to the rear aspect.

Outside

The front aspect offers a walled front garden with newly laid paving leading to the entrance. The remainder of the front garden has been shingled for ease and maintenance, and is currently where the bins are kept. To the rear of the property, there has been substantial renovation in the south-westerly space. The space is made up of a paved terrace off the rear of the property and also newly seeded grass area. Additionally, there is side access to the property.

Material Information

SERVICES: Mains water gas and electricity. Gas fired central heating.
NOTE: None of these services have been tested by the agent.

EPC RATING: Band TBC.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band B (£1,801.18 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

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

Phone Signal: Likely with all major providers.

WHAT3WORDS: named.conquests.feuds

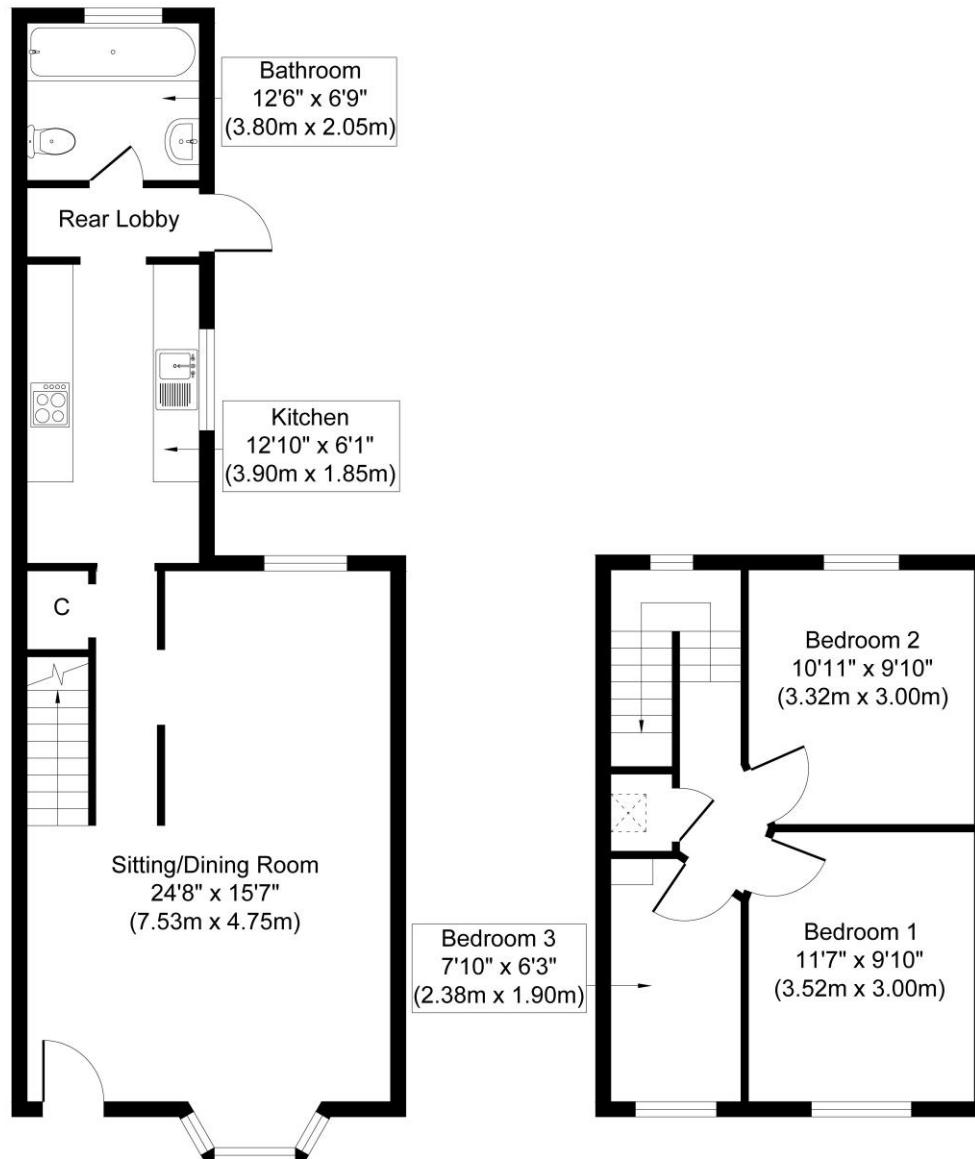
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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.





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.

