



2 Palace Street,
Newmarket

DAVID
BURR



2 Palace Street, Newmarket, CB8 8EP

Set in the heart of Suffolk's renowned horse-racing country, Newmarket is a town of distinguished charm and international reputation. Known as the home of British horseracing, it pairs rich heritage with a lively modern community, offering period homes, boutique shopping, and excellent restaurants and cafés. With strong links to Cambridge and London and peaceful surrounding countryside, Newmarket remains one of the region's most sought-after places to live.

Beautifully presented, with freshly updated accommodation comprising a welcoming sitting room, a good-sized refitted kitchen/breakfast room, a useful utility room, two generously proportioned bedrooms, and a superbly finished first-floor bathroom. Externally, it boasts a fully enclosed, part-walled, and particularly private courtyard garden, complete with a brick-built storage shed offering potential as a home office, along with convenient gated rear access.

A charming 2-bedroom mid-terraced house in a conservation area, close to the High Street, local amenities, Palace House, and the National Heritage Centre.

Ground Floor

ENTRANCE HALL With feature ceramic mosaic tiled flooring, stairs rising to the first floor, and access to the sitting room.

SITTING ROOM With sash window to the front aspect, a feature cast-iron fireplace, and a cupboard housing the fuse box, with a large storage cupboard under the stairs. Door leading to the kitchen.

KITCHEN / BREAKFAST ROOM Re-fitted with a matching range of eye-level and base-level units with work surfaces over. Includes a stainless-steel sink and drainer with mixer tap, an integrated dishwasher, oven with electric hob, fitted fridge and freezer, and extractor hood over the hob with tiled splashback. Window to the rear and space for a small breakfast or dining table. Access leading through to:

UTILITY / REAR LOBBY With plumbing and space for a washing machine, a cupboard housing the Worcester gas combi boiler, a window to the side, and door to the rear garden.

First Floor

LANDING With access to the loft hatch; doors to:

BEDROOM 1 A double bedroom with feature sash window to the front aspect and a built-in wardrobe with sensor light.

BEDROOM 2 With sash window to the rear aspect and Velux skylight.

BATHROOM A re-fitted modern white suite comprising a low-level WC, a wash hand basin encased in a vanity unit, and a P-shaped bath with shower and screen over. Tiled splashback, spotlights to the ceiling, and a sash window to the rear.

Outside

REAR GARDEN A low-maintenance, fully enclosed courtyard garden with newly laid patio, storage shed and bin store, and a large brick-built shed/potential home office. *Please note: the brick-built shed is not insulated or heated.*

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND C. (£2,058.49 per annum)

EPC D.

TENURE Freehold.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 Mbps download, up to 100 Mbps upload. Note: *The tenant will need to arrange the initial setup and first connection to fibre, as it is not currently connected.*

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

WHAT3WORDS skyrocket.rocker.buzzer

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.

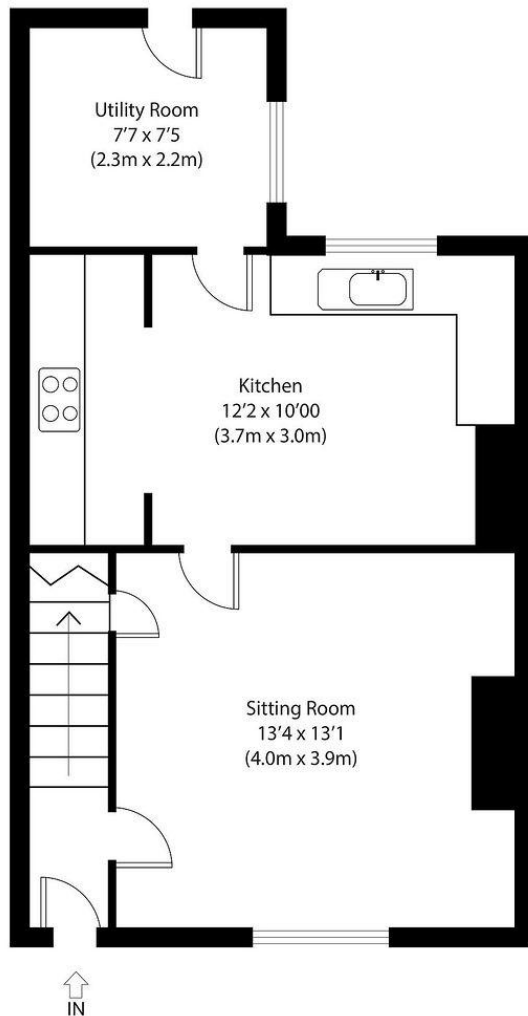




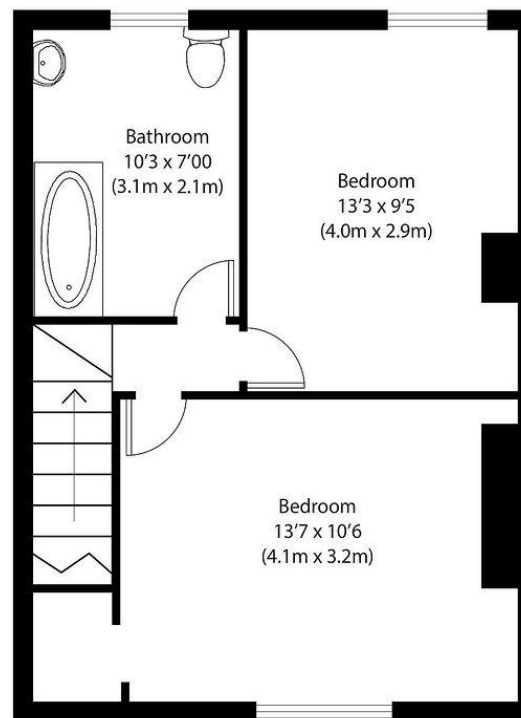
Approximate Gross Internal Area
Main House 820 sq ft (76 sq m)
Outbuilding 130 sq ft (12 sq m)
Total 950 sq ft (88 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground Floor



First Floor

