



**2 Heath Villas, Old Station Road,
Newmarket**

**DAVID
BURR**





2 Heath Villas, Old Station Road, Newmarket, Suffolk, CB8 8DW

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 Georgian 4 storey Townhouse boasting a wealth of character features, standing proudly in the heart of the town centre enjoying stunning views over Warren Hill Gallops. The property offers immaculately presented living accommodation which has retained many original features including sash windows, fireplaces, stable doors and picture rails with further benefits including off road parking, a garage and a pretty and private courtyard garden.

A substantial four storey Georgian home measuring in excess of 1,900 sq.ft, enjoying stunning views to front over Warren Hill Gallops and located just moments of the Town Centre, High Street and Train Station.

ENTRANCE HALL With tiled flooring, stairs to first floor and separate stairs to the Basement/Family room.

SITTING ROOM A bright and spacious room with French doors and original shutters opening on to a Juliet balcony providing views of the Warren Hill training gallops. With an open cast iron fireplace and French doors leading to dining area.

KITCHEN/DINING ROOM With tiled flooring throughout, granite worktops with solid wood, eye and base level units, space for a Range oven, space for American style Fridge/Freezer, space for dishwasher, stable door leading to garden. There is also a dining area with French doors leading to the garden.

Lower Ground Floor

FAMILY ROOM Providing generous living accommodation with a working log burner, TV point, fitted storage cupboards, cupboard under stairs and window to the front aspect. Door to:

CLOAKROOM/UTILITY With fitted worktops, oval wash hand basin and low-level WC, space and plumbing for washing machine and tumble dryer.

First Floor

LANDING With stairs rising to second floor, airing cupboard housing pressurised hot water cylinder.

BEDROOM 2 A king size room with built in storage, French doors opening to Juliet balcony with panoramic views onto the Warren Hill training gallops.

BEDROOM 3 A spacious room with built in storage space and window overlooking working race yard.

FAMILY BATHROOM With WC, heated towel rail, shower room, roll top bath and wash hand basin, window to the rear aspect.

STUDY With fitted desk, window to the front and French doors onto Juliet balcony.

Second Floor

LANDING With window to rear and doors through to;

MASTER BEDROOM A king size room with sliding sash windows to front and built in storage cupboard.

BATHROOM Comprising tiled flooring, oval basin WC, tiled bath with shower attachment and heated towel rail, window to the rear aspect.

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Outside

The property is approached via a 5-bar black pedestrian gate with paved footpath and hedge borders with gate access via the side. The property benefits from a private enclosed courtyard garden ideal for al-fresco dining and which enjoys a variety of mature shrubs and attractive wisteria. The property provides parking for 2 cars and a **Garage** with up and over door also with power and light connected.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F.

TENURE Freehold.

CONSTRUCTION TYPE Brick built.

WHAT3WORDS imposes.eliminate.attic

EPC D.

COMMUNICATION SERVICES (source Ofcom):

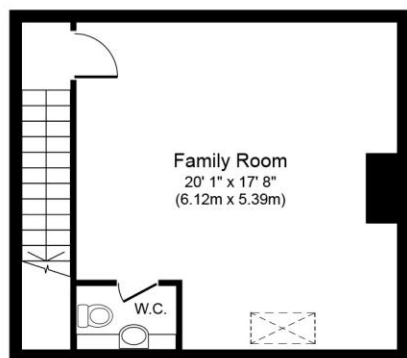
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone.

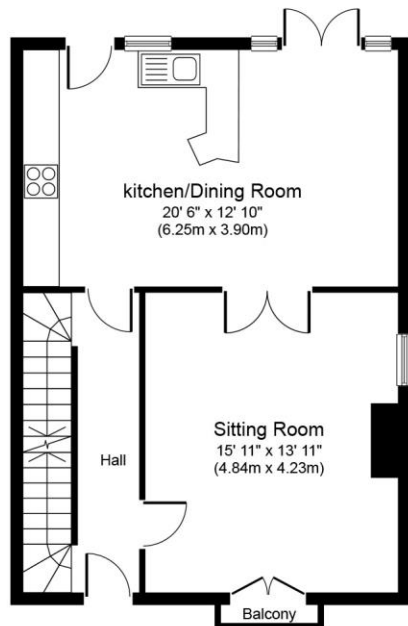
VIEWING by prior appointment only through David Burr estate agents.

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.

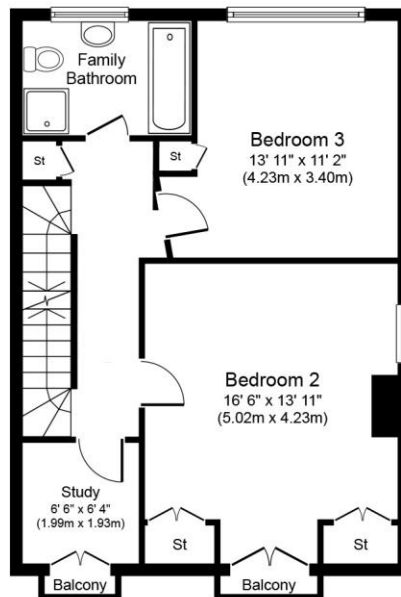




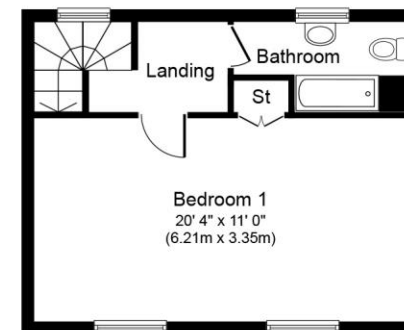
Lower Ground Floor
Approximate Floor Area
359 sq. ft.
(33.3 sq. m.)



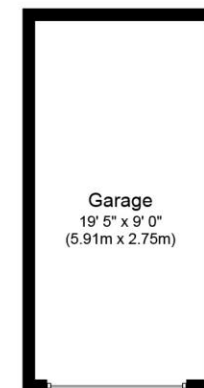
Ground Floor
Approximate Floor Area
595 sq. ft.
(55.3 sq. m.)



First Floor
Approximate Floor Area
595 sq. ft.
(55.3 sq. m.)



Second Floor
Approximate Floor Area
329 sq. ft.
(30.6 sq. m.)



Garage
Approximate Floor Area
179 sq. ft.
(16.7 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. 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.

