



Nat Flatman Street, Newmarket, Suffolk

Pocock + Shaw

30 Nat Flatman Street  
Newmarket  
Suffolk, CB8 8HW

Situated on Newmarket's coveted southern side, this charming red brick Victorian cottage boasts an array of elegant features, such as period fireplaces, stripped pine doors, and numerous wooden floors. Forming part of "Collingwood Place" and built in 1899 this cottage enjoys a large open plan sitting/dining room, kitchen, two bedrooms, refitted bathroom and delightful rear garden. EPC: D

Guide Price £255,000



Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

### Ground Floor

**Sitting/Dining Room** 6.83m (22'5") x 3.72m (12'3")

With a period style cast iron fireplace, alcove half height cupboard with open shelving over, UPVC double glazed window to the front aspect, UPVC double glazed window to the rear aspect, two double radiators, under stair cupboard, door to the kitchen and door to the staircase.

**Kitchen** 4.06m (13'4") x 2.12m (6'11")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, fitted electric oven, built-in four ring ceramic hob with extractor hood over, UPVC double glazed window to the rear, wood laminate flooring, part glazed door to garden.

### Inner Hall

Stairs case to the first floor.

### First Floor

#### Landing

Stripped wood flooring, access to loft space, airing cupboard.

**Bedroom 1** 3.67m (12') x 3.31m (10'10") max  
With a UPVC double glazed window to the front aspect, period style cast iron fireplace, two built-in wardrobes, radiator, stripped wood flooring.

**Bedroom 2** 3.37m (11') x 2.13m (7')  
UPVC double glazed window to the rear aspect, radiator.

#### Refitted Bathroom

Fitted with a three piece suite comprising of a shower bath with shower attachment over and glass screen, wash hand basin with mixer tap and cupboard under, tiled surround, low-level WC, extractor fan, UPVC double glazed window to rear aspect, heated towel rail, recessed ceiling spotlights.

#### Outside

The cottage is set behind a small front garden with low brick wall. The rear garden is south facing and is enclosed with a patio area, small garden shed and rear garden gate.

#### Tenure

The property is freehold.

#### Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is in a low flood risk area.

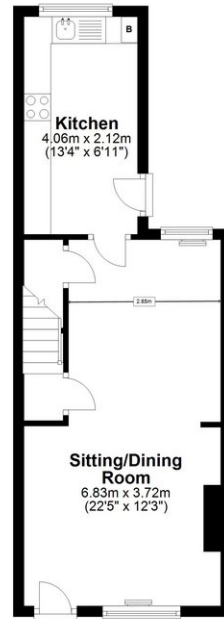


**Council Tax Band:** B West Suffolk District Council

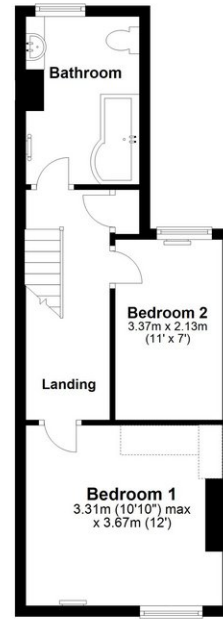
**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS



**Ground Floor**  
Approx. 33.6 sq. metres (361.7 sq. feet)



**First Floor**  
Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.2 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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