

Manderston Road, Newmarket CB8 0QG

Offers Over £280,000

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Manderston Road, Newmarket, Suffolk CB8 0QG

This established 3 bedroom family home boasts good size rooms and is located close to the heart of the town centre.

The property offers accommodation to include an entrance hall, living room, dining room, kitchen, conservatory, three good size bedrooms and a family bathroom with seperate WC.

Externally the property benefits from a good size and fully enclosed rear garden and off street parking to the front.

Accommodation Details

Front door with storm porch leading through to:

Entrance Hall

With staircase rising to the first floor, obscured full height window to the front aspect, built-in cupboard, access and door leading through to:

Sitting Room 11'1" mx 11'3" (3.4 mx 3.43m)

With window to the front aspect, fireplace to the side, meter cupboard, access and door leading through to:

Dining Room 11'1" x 11'1" (3.40 x 3.40)

With serving hatch to kitchen, door leading to:

Conservatory 9'2" x 7'5" (2.79m x 2.26m)

With wood effect flooring, radiator, door to the side leading to rear garden.

Kitchen 9'7" x 8'4" (2.92m x 2.54m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, serving hatch, window to the rear aspect, door to the rear aspect leading to garden.

First Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 13'0" x 9'1" (3.96m x 2.77m)

With window to the front aspect, built in cupboard, built-in wardrobes with sliding mirrored doors.

Bedroom 2 13'0" x 8'11" (3.96m x 2.72m)

With window to the front aspect.

Bedroom 3 11'2" x 6'8" (3.40m x 2.03m)

With window to the rear aspect.

Bathroom

Suite comprising panel bath with shower over, low level WC, wash hand basin set in vanity unit, built-in cupboard, fully tiled walls, obscured window to the rear aspect.

Outside - Front

Front garden predominantly laid to lawn with pathway leading to the front door, passageway leading to storage shed/rear garden.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a variety of plants/shrubs, patio area, brick-built storage shed.

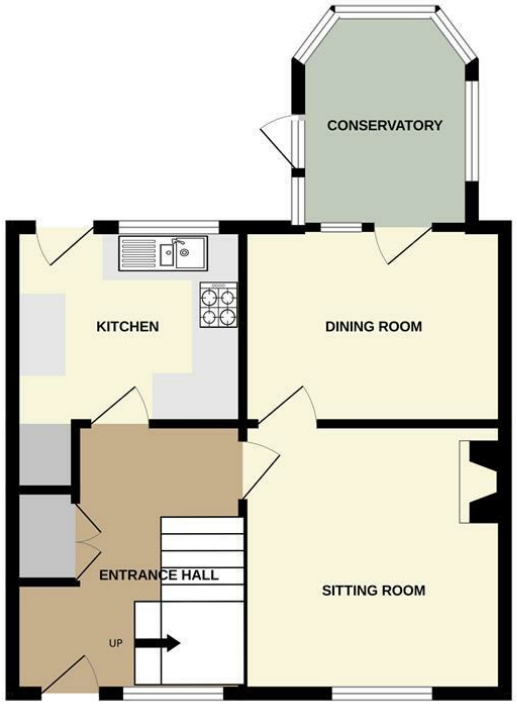
PROPERTY INFORMATION

EPC - D
Tenure - Freehold
Council Tax Band - B (west Suffolk)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 82 SQM
Parking – Off Street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast avialable, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

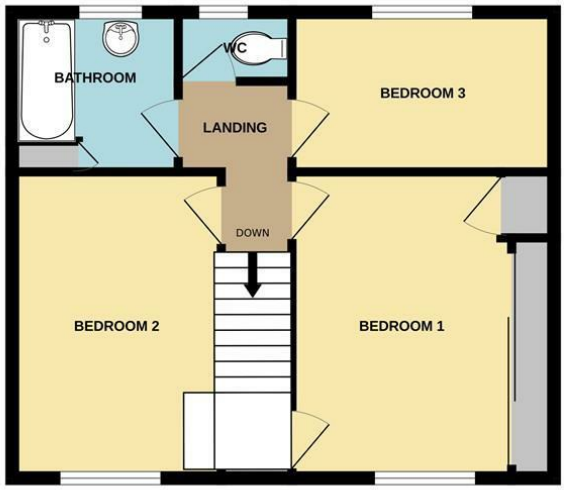
Location

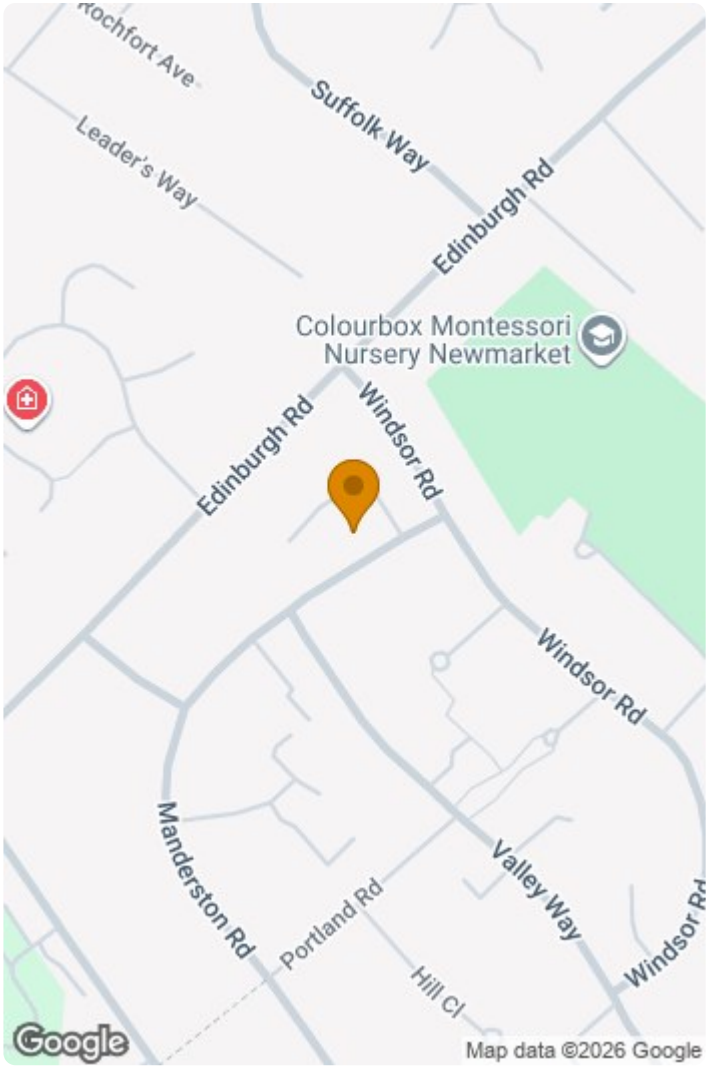
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



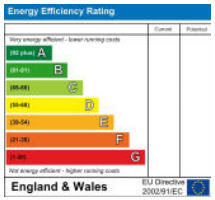
1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.

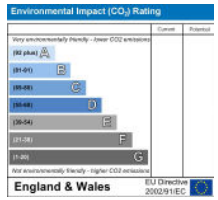




TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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