



Park Lane, Newmarket CB8 8AZ

Guide Price £300,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Park Lane, Newmarket CB8 8AZ

A much sought after Victorian terraced home close to the High Street and the Railway Station in the centre of Newmarket.

Newmarket has a range of amenities along the busy High Street including various shops, pubs and restaurants. The town has several schools for all ages, sports facilities and is home to the world famous Newmarket racecourse and the tradition that goes with it.

Accommodation includes separate living room and diner, a fitted kitchen, groundfloor bathroom and three bedrooms.

Externally, there is a private courtyard garden with a more formal lawned garden behind with a brick built shed.

NO UPWARD CHAIN

Entrance Hall

With doors leading to front porch and sitting room. Opening to dining room. Stairs leading to first floor.

Kitchen

9'2" x 8'1"
Modern kitchen with a range of fitted eye and base level cupboards with wooden worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with inset induction hob and stainless steel extractor above. Integrated fridge and freezer. Space and plumbing for washing machine. LVT flooring. Vertical radiator. Window to the side aspect. Doors to dining room, bathroom and rear garden.

Dining Room

8'6" x 12'6" (max)
Delightful dining room with exposed wooden flooring. Window to the rear aspect. Radiator. Door leading to kitchen. Opening to entrance hall.

Sitting Room

11'11" x 11'6"
Charming living room with exposed brick fireplace with brick hearth and mantel. Built-in storage cabinets to alcoves. Window to the front aspect. Radiator. Door to entrance hall.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin, panelled bath with shower over.

Attractively tiled to wet areas and floor. Obscured dual aspect windows. Radiator. Door to kitchen.

Landing

Bedroom 1

11'11" x 14'2"
Double bedroom with built-in storage cupboards. Window to the front aspect. Radiator. Door to landing.

Bedroom 2

9'4" x 9'6"
Double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3

8'8" x 8'5"
Well proportioned bedroom with window to the rear aspect. Radiator. Door to landing.

Outside - Front

Gravelled garden with established shrub planting. Pathway leading to front door.

Outside - Rear

Paved area to the rear of the house with gravel pathway leading to steps to a rear patio area. Lawned area. A beautiful variety of established shrub planting to the borders. Brick built shed.

PROPERTY INFORMATION

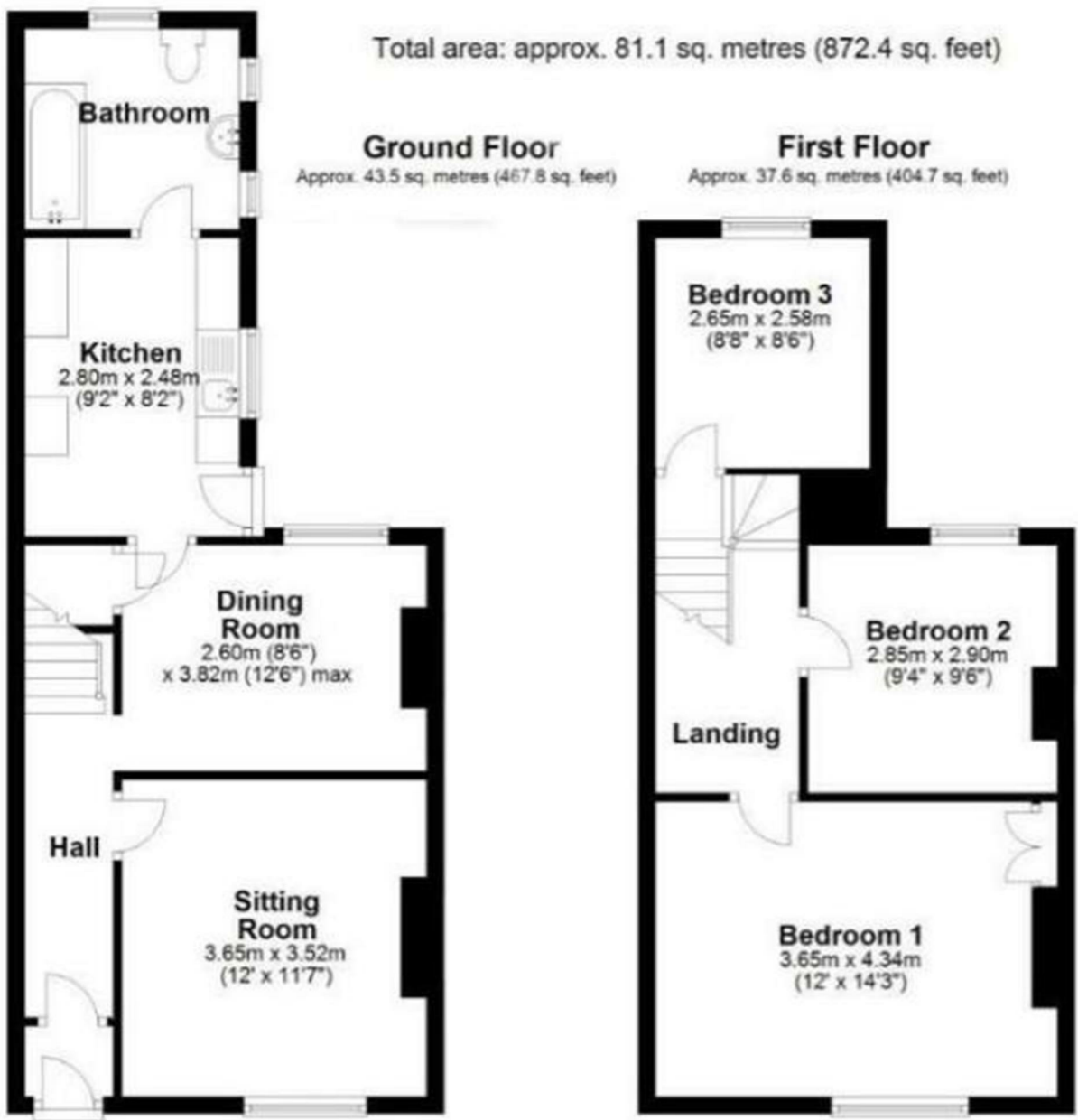
EPC - E
Tenure - Freehold
Council Tax Band - B (West Suffolk)

Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 91 SQM
Parking –
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 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

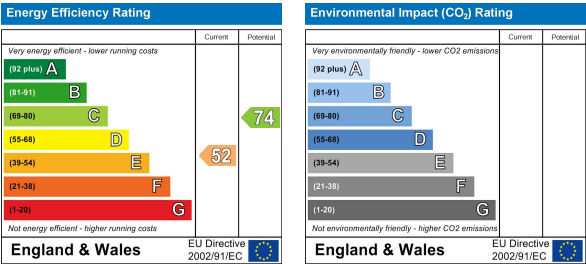
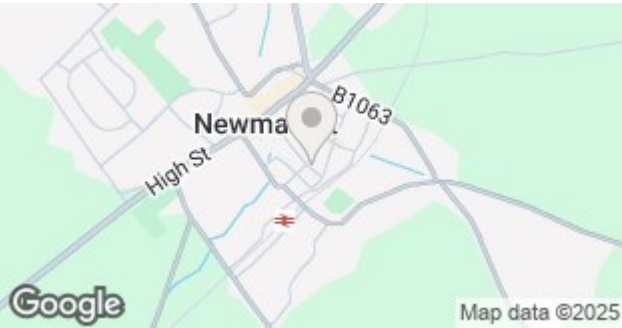
Location

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.





- Terraced House
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Delightful Dining Room
- Charming Living Room
- Three Bedrooms
- Modern Bathroom
- Charming Courtyard Garden
- Viewing Highly Recommended
- NO CHAIN



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



