



Stanley Road, Newmarket CB8 8AF

Guide Price £215,000

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An exceptionally well presented Victorian home in this quiet street close to the town centre and the nearby railway station in the popular town of Newmarket.

Accommodation includes a living room, kitchen/dining room, utility room, ground floor bathroom and two bedrooms.

Outside, the garden is enclosed and there's on street parking to the front.

Must be seen to be fully appreciated.

Kitchen 13'4" x 6'0" (4.08m x 1.85m)

Modern, Shaker style kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and extractor above. Space and plumbing for dishwasher. Space for fridge/freezer. Attractive splashback tiling. LVT wood flooring. Radiator. Window and half glazed door to rear garden. Opening to dining room.

Dining Room 8'3" x 7'7" (2.54m x 2.33m)

Charming dining room with opening to kitchen and door to living room. LVT wood flooring. Built-in storage cupboard.

Sitting Room 11'8" x 11'2" (3.58m x 3.41m)

Spacious living room with window to the front aspect. Attractive feature fireplace with tiled and wood surround and mantel, tiled hearth. LVT wood flooring. Radiator. Door to dining room. Stairs leading to first floor.

Inner Lobby

Eye level cupboards. Worktop area. Space and plumbing for washing machine. Attractive tiled splashback tiling. With doors leading to kitchen and bathroom.

Bathroom

Contemporary bathroom with white suite comprising low level W.C., pedestal handbasin and panelled bath with wall mounted shower over. Attractively tiled. Ladder style radiator. Obscured window. Door to inner lobby.

Landing

Bedroom 1 11'2" x 10'2" (3.41m x 3.12m)

Double bedroom with window to the front aspect. Fireplace with ornate surround and mantel. Radiator. Door to landing.

Bedroom 2 9'11" x 8'0" (3.04m x 2.46m)

Double bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Door to landing.

Outside

Charming courtyard garden, with paved seating area to the rear of the house, laid to gravel beyond with planted raised bed. Timber 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 - 56 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps upload

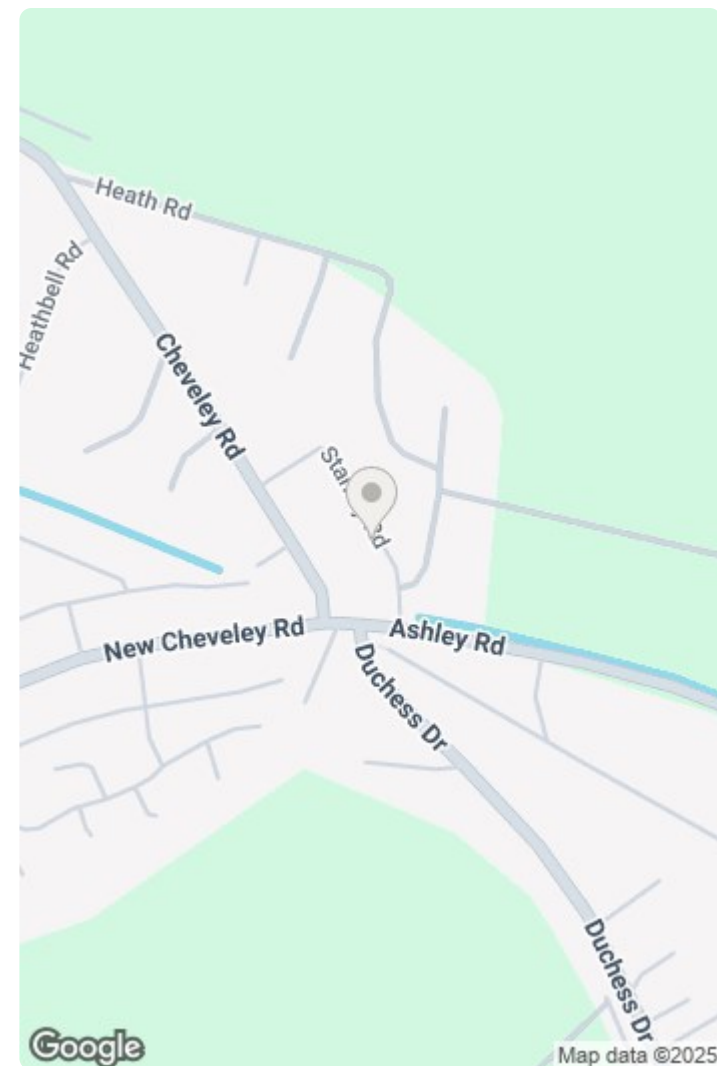
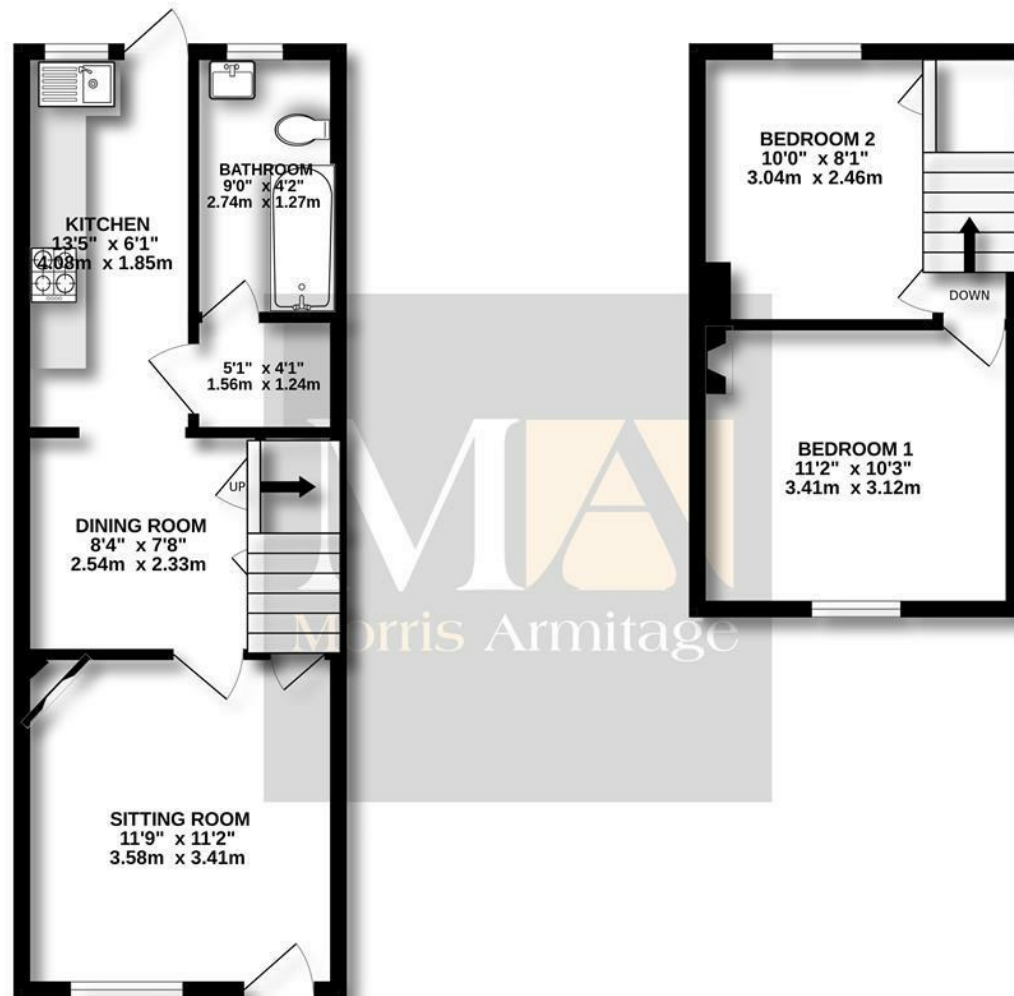
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

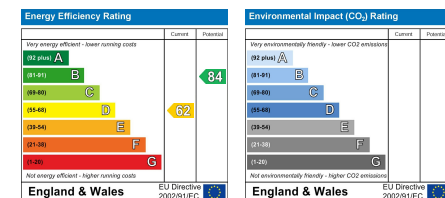
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.





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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