



**Green Road, Newmarket CB8 9BN**

**Guide Price £335,000**



## Green Road, Newmarket CB8 9BN

A lovely semi-detached property within two minutes of the railway station and five minutes from the High Street in the popular town of Newmarket.

Accommodation includes a living/dining room, kitchen and WC, three bedrooms and a bathroom.

Outside there is an enclosed rear garden with a driveway behind leading to a single garage. The front is a small lawned garden enclosed by hedging.

The property is available with no upward chain.

### 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 15 miles from Bury St Edmunds, and roughly 40 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.

### Property Details

EPC - C

Tenure - Freehold

Council Tax Band - C - West Suffolk

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 75 SQM

Parking – Driveway and garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1200Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

advise good on all networks

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

### Porch

With stairs rising to first floor, door leading to living room and door to:

### WC

Fitted with a low level WC, pedestal wash hand basin and window to side aspect.

**Living Room 13'5" x 12'3" (4.09 x 3.75)**

With window to front aspect, under stairs storage cupboard and opening through to:

**Dining Room 10'9" x 7'6" (3.30 x 2.30)**

With patio doors leading to garden and door through to:

**Kitchen 10'9" x 8'0" (3.30 x 2.46)**

Fitted with a range of matching eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Tiled

splashbacks. Space and plumbing for washing machine. Oven with extractor over. Window to rear aspect. Door to side aspect.

### First Floor Landing

With doors to all bedrooms, bathroom and airing cupboard.

**Bedroom 1 13'5" x 8'9" (4.09 x 2.67)**

With window to front aspect.

**Bedroom 2 10'9" x 8'9" (3.30 x 2.67)**

With window to rear aspect.

**Bedroom 3 9'9" x 7'2" (2.99 x 2.20)**

With storage cupboard and window to front aspect.

**Bathroom 6'5" x 6'2" (1.97 x 1.90)**

Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Obscured window to rear aspect.

### Outside Front

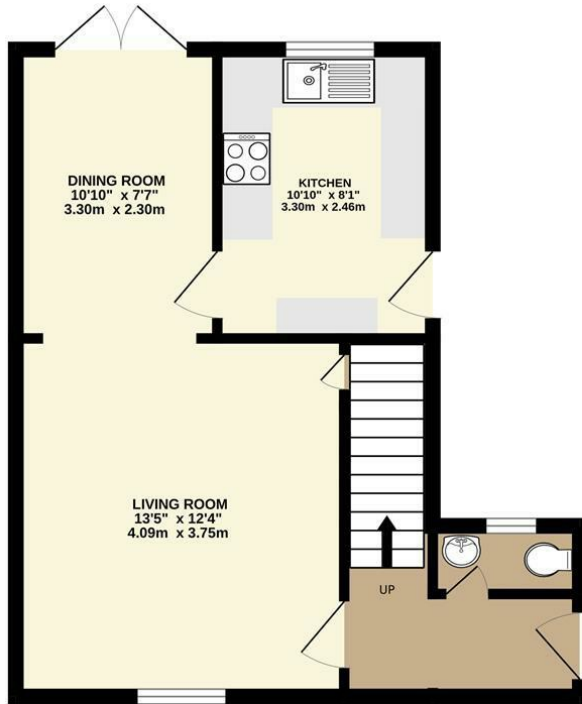
With steps and paved path leading to front door.

### Outside Rear

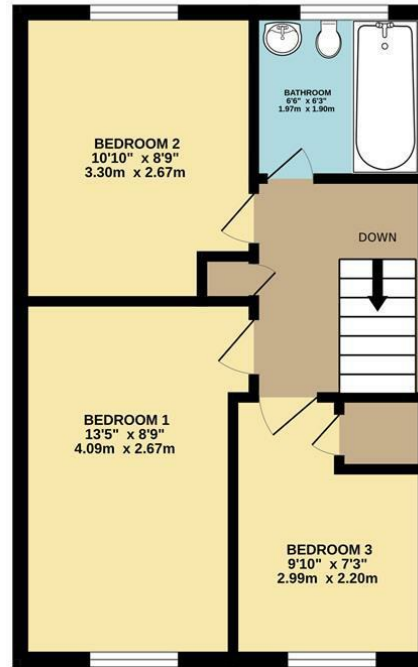
Enclosed rear garden with patio and grassed areas. Gate leading to rear entrance and access to garage, Driveway at side of property leading to garage.



GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

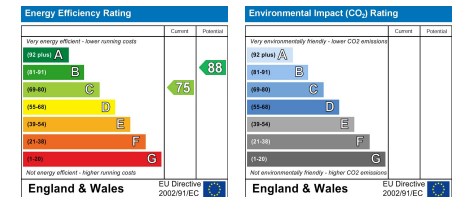
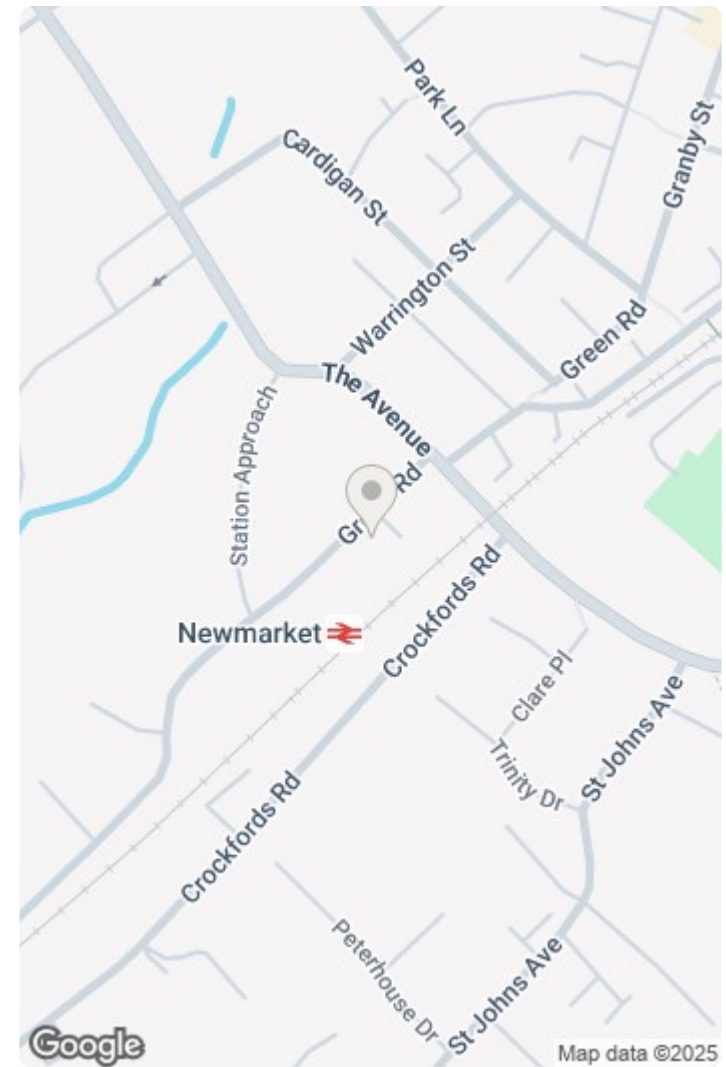


1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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