



**Stanley Road**  
**Newmarket, CB8 8AF**  
**Guide Price £215,000**

## Stanley Road, Newmarket, CB8 8AF

A terraced Victorian home on this popular street close to the High Street and the Railway Station that is available with no upward chain.

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

Outside there is an enclosed rear garden. Parking is on street and generally available.

NO UPWARD CHAIN

### Living Room 11'1" x 11'1" (3.40 x 3.40)

Good size living with featured iron fireplace, build-in shelving, radiators, window to the front aspect and opening through to the:

### Dining Room 11'1" x 7'10" (3.40 x 2.40)

With staircase leading up to the first floor, two useful storage cupboards, radiator and opening through to the:

### Kitchen 11'6" x 6'1" (3.53 x 1.86)

Matching eye and base level storage units with working surfaces over, stainless steel sink and drainer with mixer tap over, tiled splashback area, electric oven and hob with extractor hood above, space for a washing machine, window and external door out to the rear garden.

### Bathroom 11'6" x 5'0" (3.53 x 1.54)

Three piece bathroom suite comprising a low level WC, hand wash basin, panelled bath with shower head attachment, part tiled walls, tiled flooring and obscured window to the rear aspect.

### FIRST FLOOR

### Bedroom 1 11'1" x 9'10" (3.40 x 3.02)

Double bedroom with featured cast iron fireplace, radiator and window to the front aspect.

### Bedroom 2 11'6" x 8'0" (3.53 x 2.46)

Double bedroom with storage cupboard and window to the rear aspect.

### Outside

Enclosed low maintenance rear garden.

### Property Information

EPC - B

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 52 SQM

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

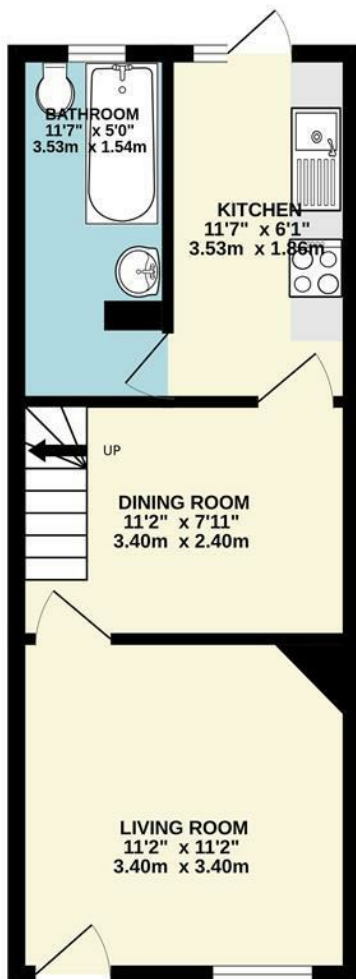
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

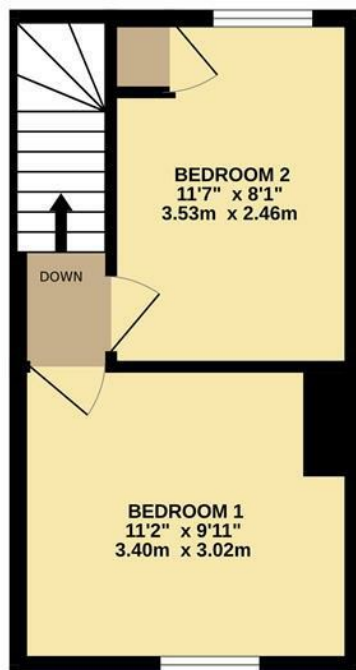
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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  
337 sq.ft. (31.3 sq.m.) approx.

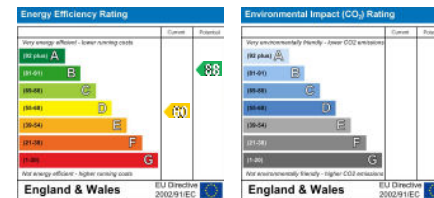
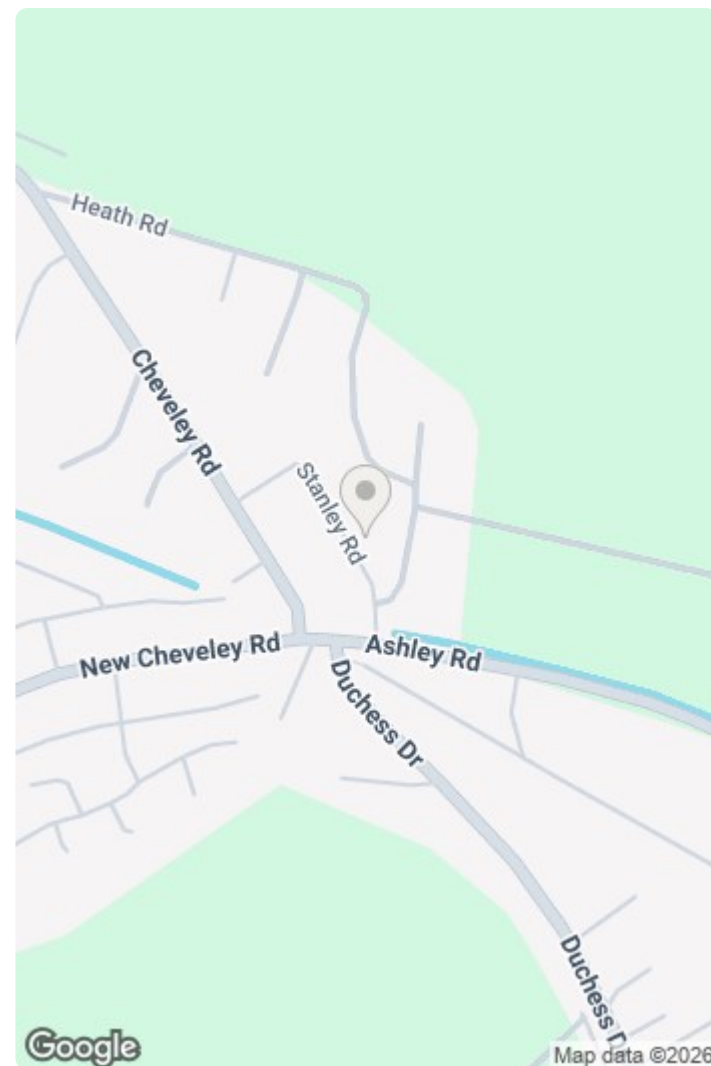


1ST FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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