



High Street, Newmarket CB8 9AP

Offers Over £225,000

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A Grade II listed terraced three storey townhouse situated along the High Street.

Boasting two reception rooms (currently bedrooms), a communal living room, kitchen, basement that is accessible and contains the water tanks and property utilities. Two good size bedrooms, bathroom, top floor there are two attic rooms (with limited headroom).

The property will be sold with vacant possession.

Entrance Hall

With access to all rooms and basement, staircase rising to the first floor and staircase descending to basement.

Kitchen 12'3" x 10'5" (3.74 x 3.19)

Fitted with a range of base level storage units with worktop surfaces over. Stainless steel sink and drainer with taps. Space and plumbing for washing machine and dishwasher. Space and connection for electric cooker. Wall mounted boiler, radiator and window to front aspect. Doors to hallway.

Living Room 14'0" x 9'7" (4.28 x 2.93)

Open fireplace with wooden mantle, fitted storage cupboards with shelving over. Radiator. Window and door to rear aspect. Door leading to:

Bedroom 1 10'7" x 9'7" (3.24 x 2.93)

With radiator and window to rear aspect.

Bedroom 2 12'3" x 10'7" (3.74 x 3.24)

With fireplace, fitted cupboard with shelving over, radiator and window to front aspect.

Basement 9'7" x 9'4" (2.94 x 2.87)

Contains the water tanks (connected to property sprinkler system) and property utilities.

1st Floor Landing

With stairs rising to attic rooms.

Bedroom 3 12'3" x 10'5" (3.74 x 3.19)

With fitted wardrobe, fireplace, radiator and window to front aspect .

Bedroom 4 12'3" x 10'7" (3.74 x 3.24)

With fireplace, radiator and window to front aspect.

Bathroom 9'6" x 9'1" (2.90 x 2.78)

Suite comprising of bath with mixer tap over, low level WC and pedestal wash hand basin. Radiator and window to rear aspect. Door to landing.

Attic Room 1

With radiator and window.

Attic Room 2

With radiator and window.

Outside - Rear

Enclosed rear garden with patio area to the rear of the house. Lawned area with some mature shrub and tree planting. Access to shared side alley.

Property Details

EPC - N/A - Grade II Listed

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Parking - Near by on street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas & Electric

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise

likely on all networks

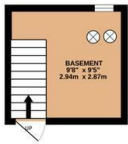
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

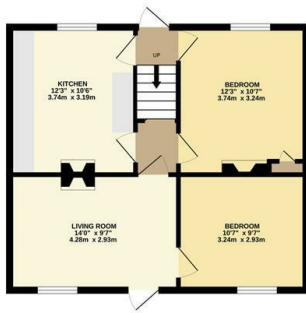
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



BASEMENT
91 sq ft. (8.4 sq m.) approx.



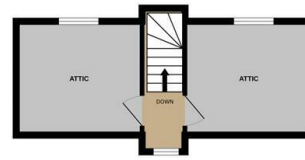
GROUND FLOOR
530 sq ft. (49.2 sq m.) approx.



1ST FLOOR
281 sq ft. (25.9 sq m.) approx.



2ND FLOOR
242 sq ft. (22.5 sq m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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