



**Manderston Road, Newmarket CB8 0NS**

**Guide Price £215,000**



## Manderston Road, Newmarket, Suffolk CB8 0NS

Set close to the town centre, this two bedroom, first floor maisonette offers deceptively spacious, well presented and maintained accommodation.

Accommodation comprises of entrance hall, kitchen, dual aspect living room, two double bedrooms and bathroom.

Externally the property has the benefit of a front garden with block paved driveway for at least two cars. Side access leads to the enclosed rear garden with patio area and shed. An excellent extra benefit is a generous workshop/brick shed with power and light, offering a variety of uses.

A must to view.

### Entrance Hall

Archways leading to living room, kitchen and useful storage cupboard.

### Living Room 20'3" x 10'10" (6.19 x 3.31)

A generous double aspect room with feature fire place. Windows to front and side.

### Kitchen 14'7" x 12'4" (4.45 x 3.76)

Fitted with a range of matching eye and base level cupboards with work top surfaces over. Integrated oven with gas hob over. Stainless steel sink and drainer with mixer taps. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Window to rear aspect.

### Bedroom 1 14'6" x 9'2" (4.43 x 2.80)

Built in wardrobe. Window to front aspect,.

### Bedroom 2 11'1" x 8'4" (3.39 x 2.56)

Two built in wardrobes, one with mirrored sliding doors. Window to rear aspect.

### Bathroom 8'0" x 5'10" (2.44 x 1.78)

Three piece suite comprising, low level WC, pedestal handbasin and

shower cubicle. Airing cupboard housing new boiler. Obscured window to rear aspect.

### Outside Front

Block paved driveway with parking for two vehicles. Well maintained lawn bordered with mature plants. Side access to rear garden and access to:

### Workshop

The space is currently used as a workshop by the current owner. However, with power and light this space could have multiple uses including a home office.

### Outside Rear

Paved patio area. Lawn area bordered by mature trees and shrubberies. Garden Shed.

### 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 - Leasehold (£10 maintenance charges per year)

Council Tax Band - B (West Suffolk)

Property Type - Maisonette

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

Square Meters - 1320 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

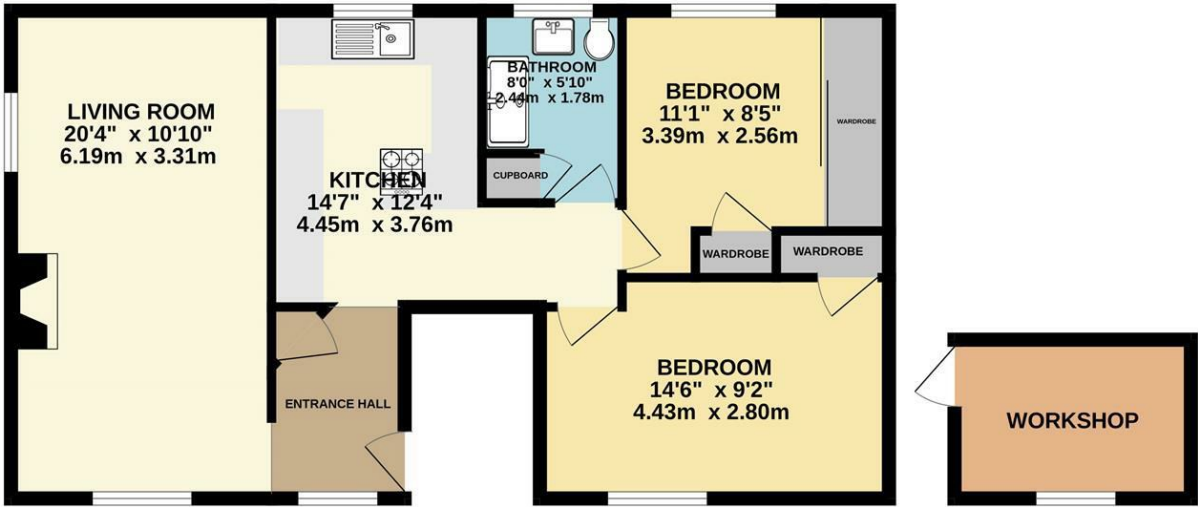
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants - Right of way access to neighbouring property.



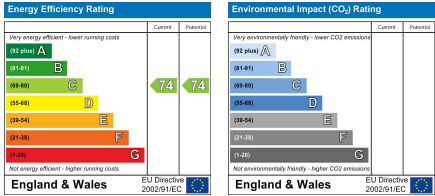
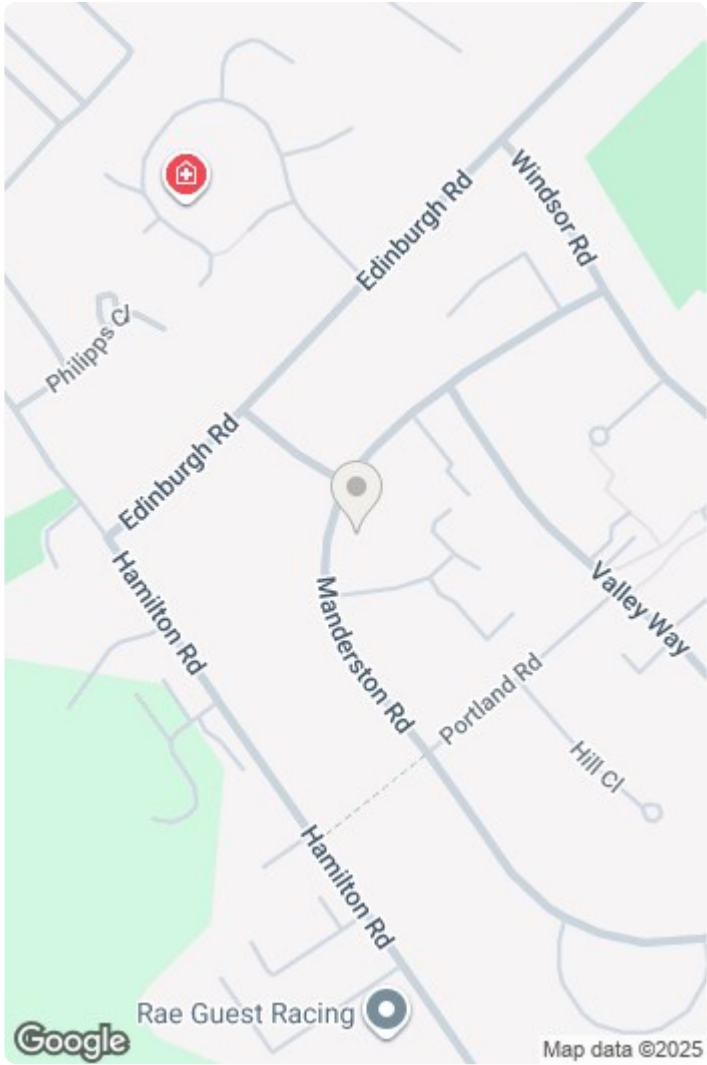
756 sq.ft. (70.2 sq.m.) approx.



104 MANDERSTON ROAD

TOTAL FLOOR AREA: 756 sq.ft. (70.2 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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