

Nimbus Way,
Newmarket, Suffolk CB8 7BN
£210,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Nimbus Way, Newmarket, Suffolk CB8 7BN

A modern mid-terrace family home located on the outskirts of the town centre and within easy reach of the A14 and Cambridge.

Rather deceptive and offering sizeable rooms throughout, this property offers accommodation to include entrance hall, cloakroom, kitchen/breakfast room, living room/dining room, two double bedrooms and bathroom.

Externally the property offers a fully enclosed rear garden.

Entrance Hall
Storage cupboards and internal doors leading to:

WC
WC only.

Kitchen
12'3 x 10'5"
Fitted with a range of base and eye level units, with work top over. Space for white goods. Integrated sink with matching tap. Laminate flooring, strip lighting and boiler. Window to front aspect.

Living/Dining Room
15'8 x 15'3"
Carpeted room, access to first floor via stairs. Window to rear aspect, external french doors lead to rear garden.

Bedroom 1
13'5 x 10'3
Carpeted room, built-in storage cupboard, window to rear aspect.

Bedroom 2
12'2 x 10'2
Carpeted room, built-in storage cupboard, window to front aspect.

Bathroom
Suite comprised of a panelled bath, WC and handwash basin.

Outside Front
Grassed area with concrete path leading to front door.

Outside Rear
Garden is mainly laid to lawn with a concrete garden path leading from the rear french doors to the back gate.

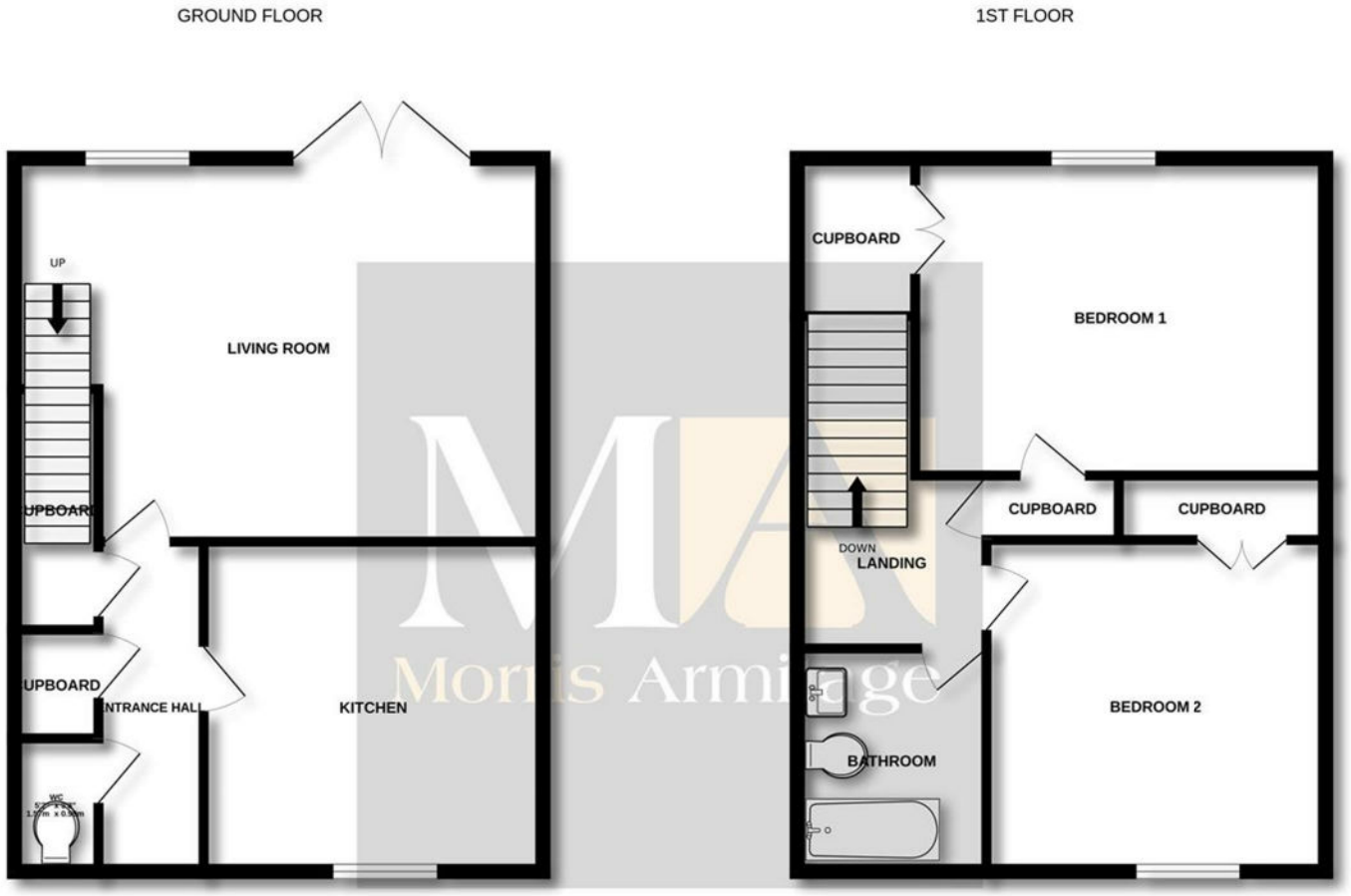
Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – Allocated parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise 'good' 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.







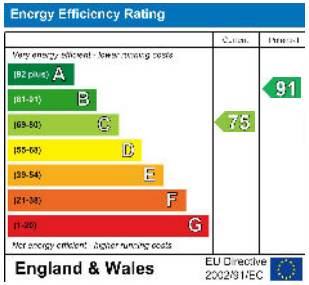


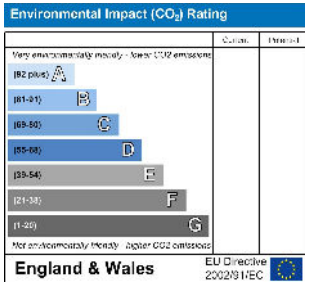
23 NIMBUS WAY

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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- **Popular Town Location**
- **Well Located For Commuting**
- **Sizeable Rooms Throughout**
- **Two Double Bedrooms**
- **Enclosed Rear Garden**
- **Allocated Parking Space**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.









