



**Parkers Walk, Newmarket CB8 7AP**

**Offers Over £200,000**

## Parkers Walk, Newmarket, CB8 7AP

A mid terraced home on the popular Studlands Park development overlooking a large open green space that is available with no upward chain.

An ideal first time purchase with accommodation comprising of an extended living room/diner, kitchen, two bedrooms and a bathroom.

Outside there is an enclosed rear garden and to the front a small garden with a low level wall and off road parking.

### Entrance Hall

With doors leading to the kitchen and living/dining room. Radiator. Understairs cupboard. Stairs leading to the right.

### Kitchen 9'1" x 8'4" (2.77m x 2.55m)

Modern fitted kitchen with eye and base level cupboards and attractively tiled splashbacks. Stainless steel 1 1/3 bowl sink, drainer and mixer tap. Integrated oven with inset gas hob and overhead extractor hood. Front aspect window.

### Living/Dining Room 15'9" x 37'4" (4.81m x 11.4m)

Spacious living area with openings to a generous dining area with glazed sliding doors to the rear garden. Radiator, door leading to entrance hall.

### First Floor Landing

With doors leading to all bedrooms and bathroom. Airing cupboard.

### Bedroom 1 49'6" x 27'10" (15.1m x 8.5m)

Spacious double bedroom with a large double rear aspect window. Radiator.

### Bedroom 2 38'0" x 20'0" (11.6m x 6.11m)

Built in storage cupboard. Radiator.

Rear aspect window. Door leading to the landing.

### Bathroom

Modern white suite comprising low level WC, pedestal hand basin, panelled bath with mixer tap and shower attachment over and wall mounted shower. Radiator. Obscured window. Door to landing.

### Outside - Front

Paved area with low wall border with pathway leading to the front door with an open storm porch.

### Outside - Rear

Patio area to the rear of the house with sliding glazed doors to the living/dining room. Lawned areas with central path, with flower planted borders. Access gate to the rear.

### Property Information

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 63 sqm

Parking – Off Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast Available,

1000MBPS download, 20MBPS upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

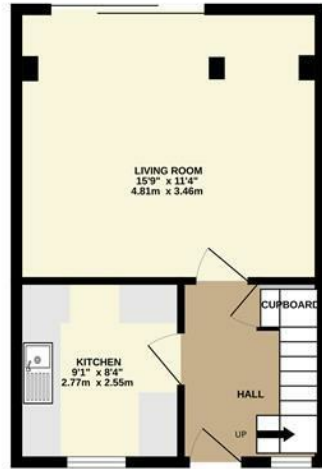
– None that the vendor is aware of

### Location

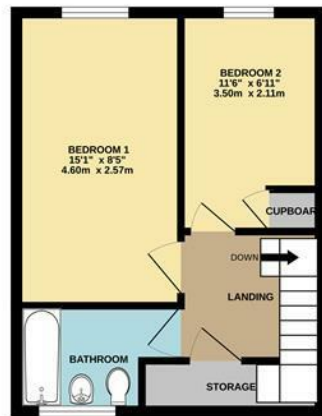
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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  
358 sq.ft. (33.3 sq.m.) approx.

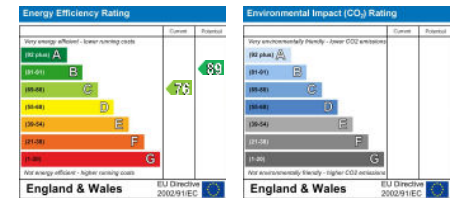
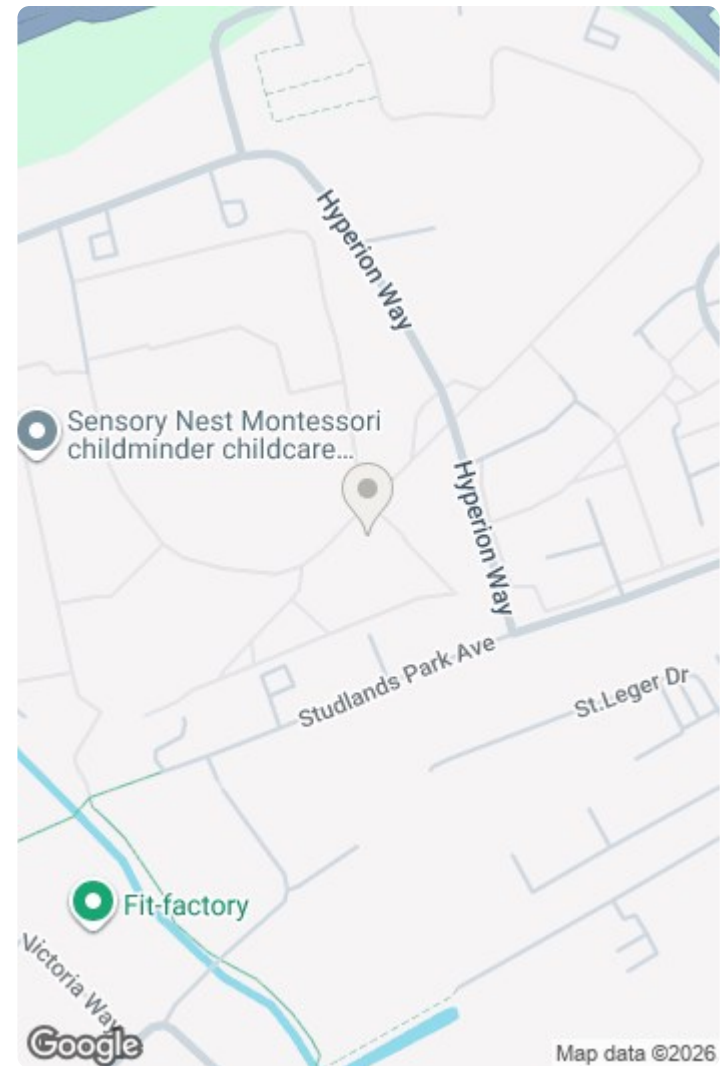


1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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