

Park Lane,
Newmarket, CB8 8AZ
£240,000

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A charming Victorian terraced home occupying a sought-after location, ideally positioned within easy reach of a wide range of local amenities and just a short walk from the railway station.

Full of character and appealing period features, this delightful property offers well-presented accommodation comprising a welcoming living room, separate dining room, refitted kitchen, two generously proportioned bedrooms and a first-floor bathroom.

Externally, the property benefits from a sizeable, fully enclosed courtyard-style rear garden, providing an ideal space for outdoor relaxation and alfresco dining.

An attractive home combining period charm with a convenient location.

Entrance way
Front door leading to:

Living Room
12'10" x 11'7"
Carpeted room, bay window, built-in storage, black iron gas fire place with mantelpiece. Windows to front aspect. Internal door through to:

Dining Room
11'7" x 11'0"
Wooden flooring, built-in shelving, storage cupboard, black iron decorative fireplace with mantelpiece, pendant light fixture. Window to rear aspect. Access to first floor via staircase. Opening through to:

Kitchen
9'0" x 6'7"
Fitted with a range of matching eye and base level units with worktop over. Integrated resin sink basin with drainage board and a stainless steel mixer tap. Space for white goods. Tiled flooring, with window to side aspect and an external door to rear.

Bedroom 1
11'9" x 10'10"
Carpeted room, decorative fireplace, built-in wardrobe, window to front aspect.

Bedroom 2
11'0" x 8'2"
Carpeted room, built-in shelving, window to rear aspect.

Bathroom
Suite comprising of a panelled bath with shower attachment and shower curtain, WC, handwash basin with under-sink storage cupboards, and a heated ladder-style towel rail.

Outside Front
Enclosed patio area with gate from pavement.

Outside Rear
The rear of the property is enclosed and mainly decking with space for outdoor seating. Access to outdoor storage area. Rear gate.

Property Information
EPC - D
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 63 SQM
Parking – On-road parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast 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

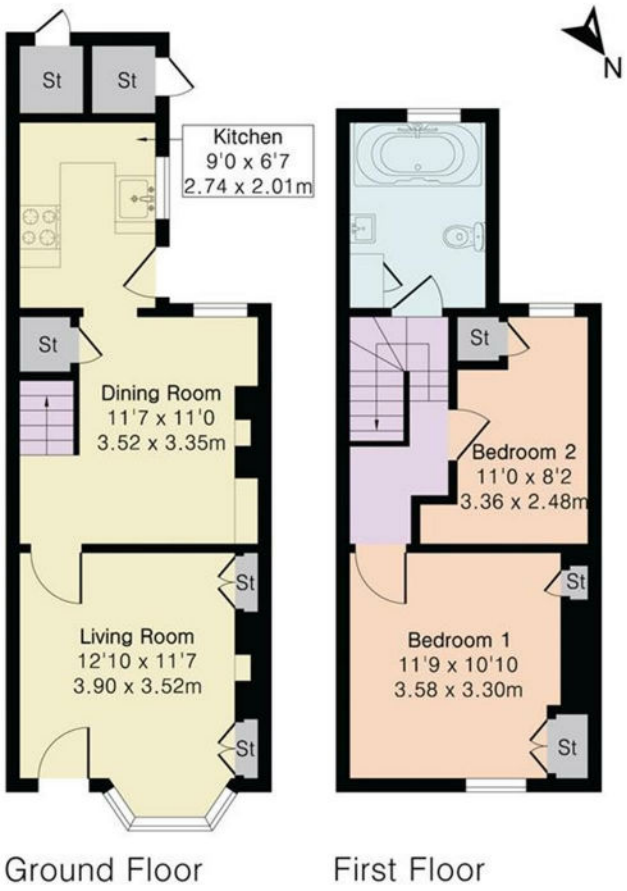
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions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





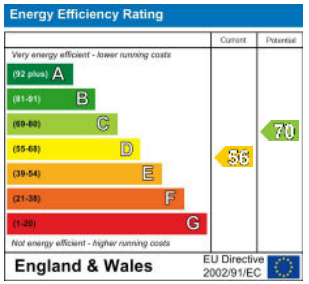


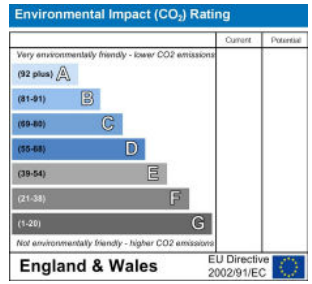
Approximate Gross Internal Area 673 sq ft - 63 sq m
Ground Floor Area 353 sq ft – 33 sq m
First Floor Area 320 sq ft – 30 sq m



- **Highly Regarded Town Location**
- **Close to Train Station**
- **Well Presented Throughout**
- **Period Features**
- **Enclosed Rear Garden**
- **Courtyard Style Rear Garden**







PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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