



**Engelhard Road,
Newmarket, CB8 0SA
£267,000**

MA
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A modern semi-detached family home centrally located in this popular residential area and in striking distance of the town centre.

The property boasts accommodation to include entrance hall, living room/dining room, kitchen, two good size double bedrooms and bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed landscaped garden and allocated parking.

Entrance Hall

With doors leading to kitchen, living/dining room and cloakroom. Under stair storage cupboard. LVT wood flooring. Stairs leading to first floor.

Kitchen

7'10" x 10'2"

Modern kitchen with a range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and stainless steel extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks. LVT wood flooring. Dual aspect windows. Door to entrance hall.

Living/Dining Room

14'9" x 15'5"

Spacious living/dining room with engineered wood flooring. French doors leading to rear garden. Radiator. Door to entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1

15'5" x 11'1"

Spacious double bedroom with

window to rear aspect. Radiator. Door to landing.

Bedroom 2

14'9" x 8'6"

Spacious double bedroom with dual windows to the front aspect. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., pedestal handbasin and panelled bath. Tiled to wet areas. Obscured window. Door to landing.

Outside - Front

Lawned areas with central path leading to front door with storm porch over. Boundary hedging.

Outside - Rear

Delightful rear garden with flagstone patio area to the rear of the house, French doors leading to living/dining room. Lawned area with some mature shrub and tree planting. Timber shed. Outside tap. Side access gate.

PROPERTY INFORMATION

EPC - C

Tenure -

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

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

Square Meters - 74 SQM

Parking – tbc

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 likely on all networks

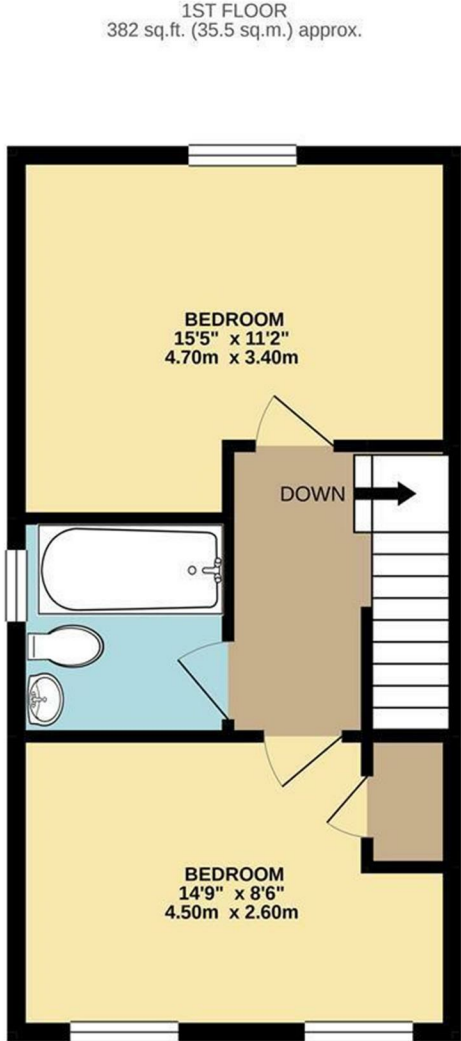
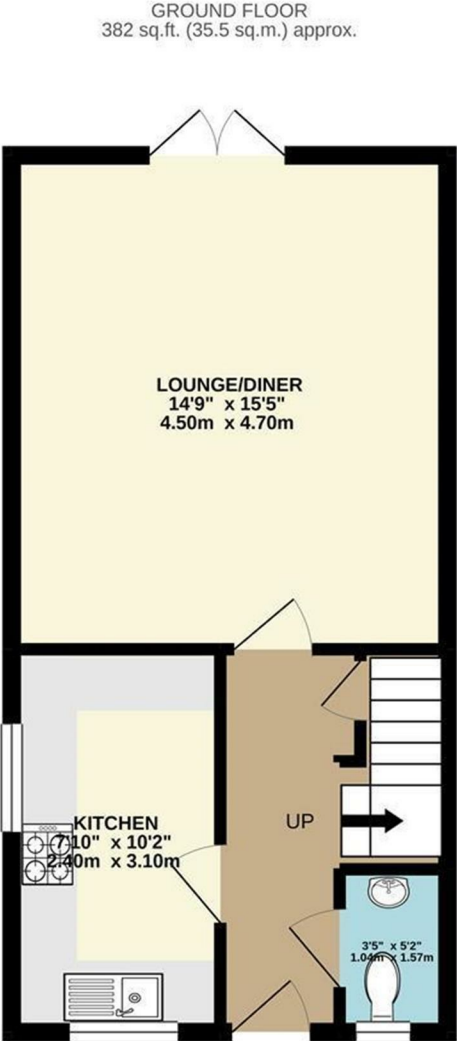
Rights of Way, Easements, Covenants

– 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.



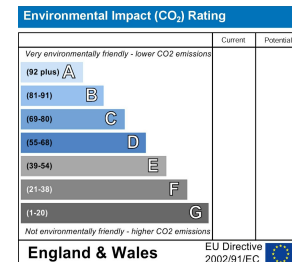
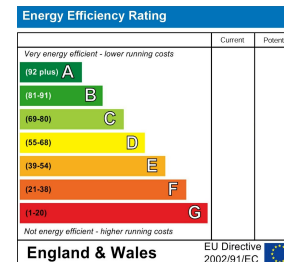
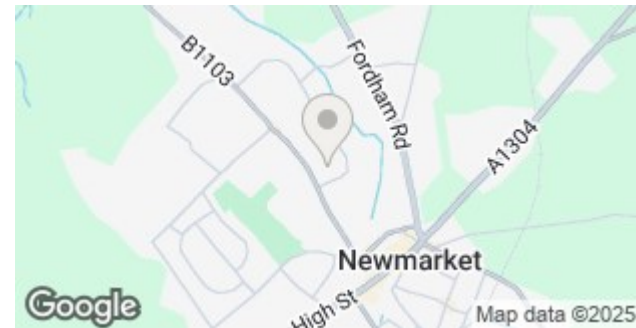


TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

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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- **Modern Semi-Detached House**
- **Spacious Accommodation**
- **Living/Dining Room**
- **Two Double Bedrooms**
- **Modern Bathroom**
- **Delightful Rear Garden**
- **Town Location**
- **Viewing Highly Recommended**
- **60% of Share of Equity, £267,000 for Freehold**



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