



Bahram Close, Newmarket CB8 0PZ

Guide Price £245,000

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An established semi-detached family home standing towards the end of a no-through road and enjoying sizeable plot and gardens.

The property offers accommodation to include an entrance hall, living room/dining room, kitchen, rear lobby, store room, two generous size bedrooms and a bathroom.

Externally the property offers a lovely sized mature rear garden and extensive driveway providing ample parking.

Entrance Hall

The property offers scope for extensions/remodelling subject to planning permissions. With doors leading to kitchen and living room. Stairs leading to first floor.

Kitchen 12'7" x 6'1" (3.86m x 1.86m)

Fitted with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with stainless steel extractor above. Space and plumbing for washing machine. Space for fridge. Window to the rear aspect. Wood effect laminate flooring. Electric storage heater. Half glazed door to rear lobby. Door to entrance hall.

Living/Dining Room 19'6" x 10'3" (5.96m x 3.14m)

Spacious living/dining room with French doors leading to rear garden. Window to the front aspect. Electric storage heater. Door to entrance hall.

Inner Lobby

Power and light, with doors leading to kitchen, store, front and rear.

Store

Power and light, with door leading to inner lobby.

Bathroom 7'11" x 5'6" (2.43m x 1.69m)

Modern bathroom with white suite comprising low level W.C., oval hand basin with mixer tap over and panelled bath with wall mounted shower over. Electric towel rail. Wood effect laminate flooring. Obscured window. Door to landing.

Landing

With doors leading to all bedrooms and bathroom. Stairs leading to ground floor.

Bedroom 1 13'10" x 9'3" (4.24m x 2.82m)

Spacious double bedroom with dual windows to the front aspect. Built-in wardrobes and storage cupboards. Painted wooden flooring. Electric panel heater. Door to landing.

Bedroom 2 10'0" x 9'1" (3.07m x 2.79m)

Spacious double bedroom with window to the rear aspect. Electric panel heater. Door to landing.

Outside - Front

Generous gravelled driveway, providing ample off road parking with paved pathway leading to front and rear lobby door.

Outside - Rear

Enclosed garden, approx. 100ft, with patio area to the rear with French doors leading to living/dining room and door leading to rear lobby. Lawned areas with central hardstanding pathway. A variety of established planting.

PROPERTY INFORMATION

EPC - E (NB: improvements have been carried out since EPC in 2019 - double glazing renewed at front, heaters replaced and loft insulation re-laid)
Tenure - Freehold
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 - 59 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Electric Heating

Broadband Connected - tbc

Broadband Type - Ultrafast available,

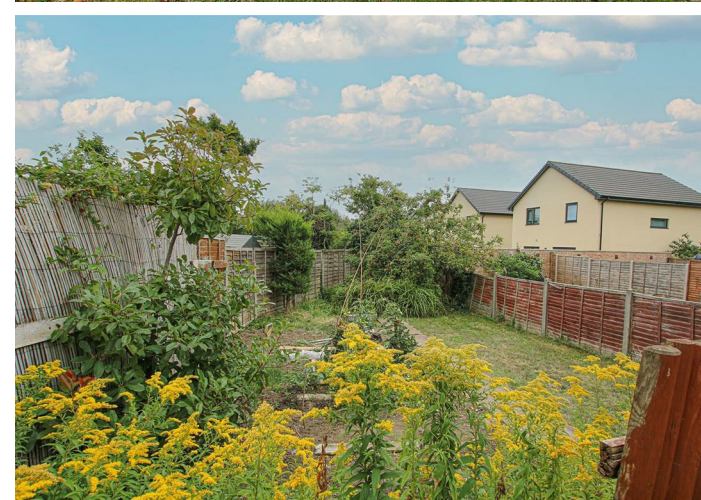
1800Mbps download, 200Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

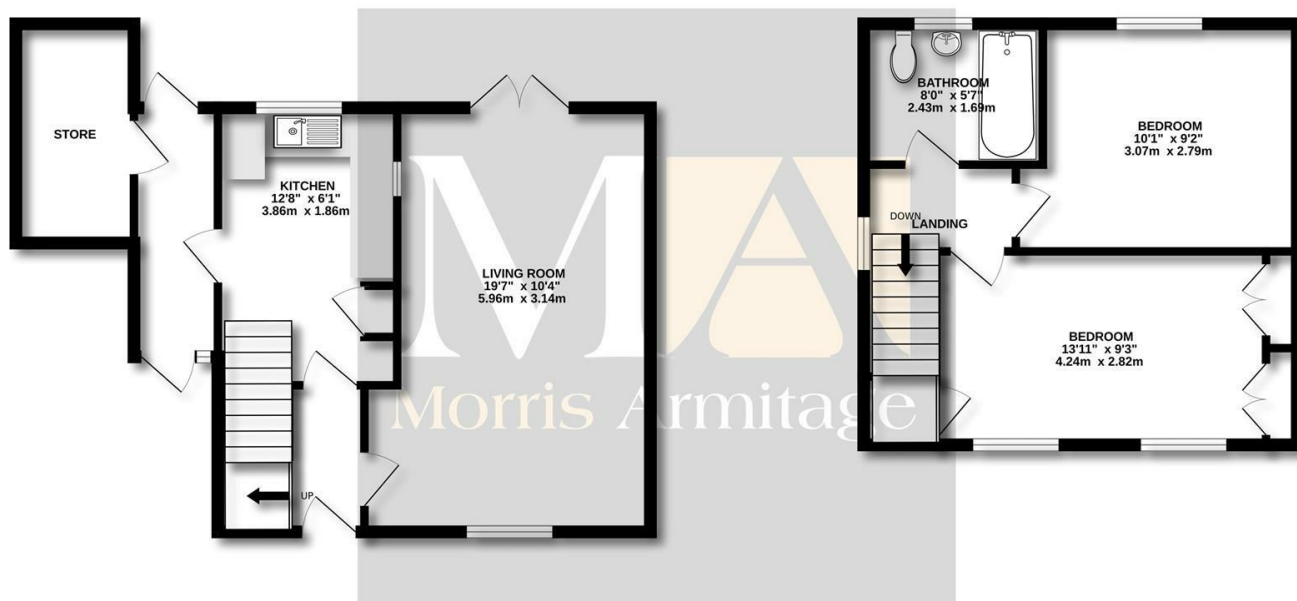
Location

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 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.



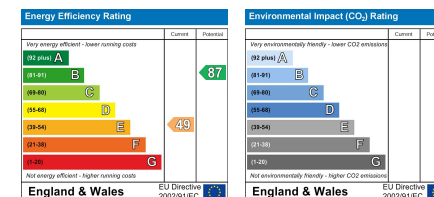
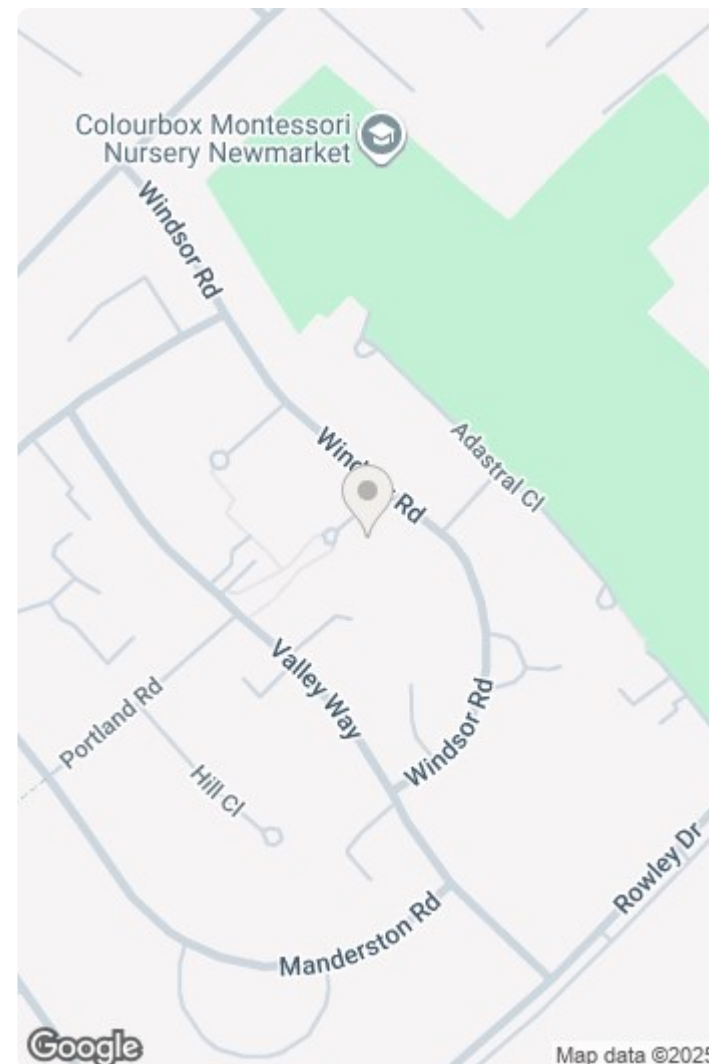
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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