



Rowley Drive, Newmarket, Suffolk CB8 0NH

Guide Price £220,000

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****CASH PURCHASE ONLY****

An established terraced family home standing within this popular residential area and located on the fringes of the town centre.

Offering generous size rooms throughout, this property offers accommodation to include entrance hall, living room, dining room, refitted kitchen, lobby, three bedrooms and a family bathroom.

Externally, the property offers sizeable mainly west facing gardens and patio area.

Entrance Hall

With doors leading to kitchen/dining room and living room. Stairs leading to first floor.

Kitchen/Dining Room 20'0" x 8'10" (6.12m x 2.70m)

Modern kitchen with a range of matching eye and base level cupboards with wooden work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with electric hob and extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Attractively tiled splashbacks. Spacious dining area. LVT wood flooring throughout. Built-in pantry cupboard. Radiator. Glazed doors to rear garden. Window to the rear aspect. Door to entrance hall.

Living Room 13'9" x 12'0" (4.20m x 3.66m)

Spacious living room with window to the front aspect. Fireplace with tiled surround and mantel with tiled hearth. Opening to kitchen/dining room. Radiator. Door to entrance hall.

Landing

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

Bedroom 1 12'2" x 11'7" (3.72m x 3.54m)

Spacious double room with window to the front aspect. Built-in storage cupboard. Radiator. Door to landing.

Bedroom 2 12'2" x 8'10" (3.72m x 2.70m)

Well proportioned room with dual windows to the rear aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 3 9'4" x 7'11" (2.85m x 2.43m)

Double bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door to landing.

Bathroom 7'9" x 5'7" (2.37m x 1.72m)

White suite comprising low level W.C., pedestal handbasin and panelled bath with shower over. Obscured window. Door to landing.

Outside - Front

Gravel bed with pathway leading to front door with storm porch over. Pathway leading to rear garden.

Outside - Rear

Spacious rear garden with patio seating area to the rear of the house with doors leading to kitchen/dining room. Lawned areas bordered by mature trees. Hardstanding pathway leading to the rear. Brick built shed.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - A (West Suffolk)

Property Type - Terraced House

Property Construction – Airey

Number & Types of Room – Please refer to the floorplan

Square Meters - 79 SQM

Parking – On Street

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

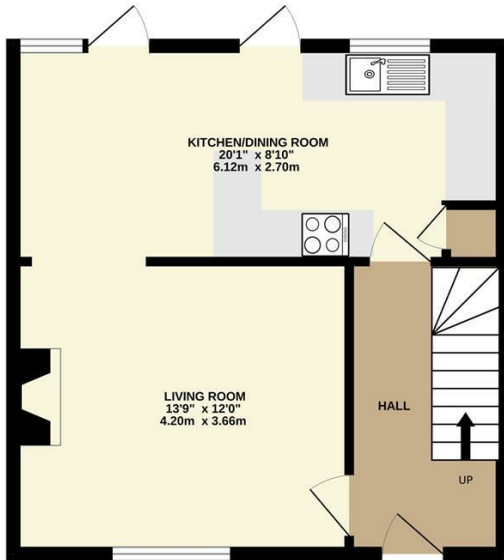
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

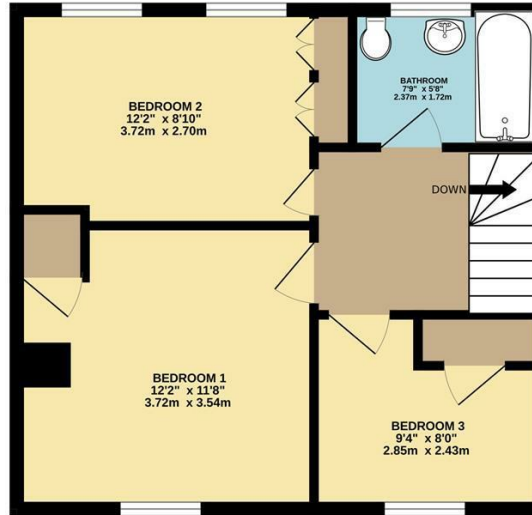
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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 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
412 sq.ft. (38.3 sq.m.) approx.

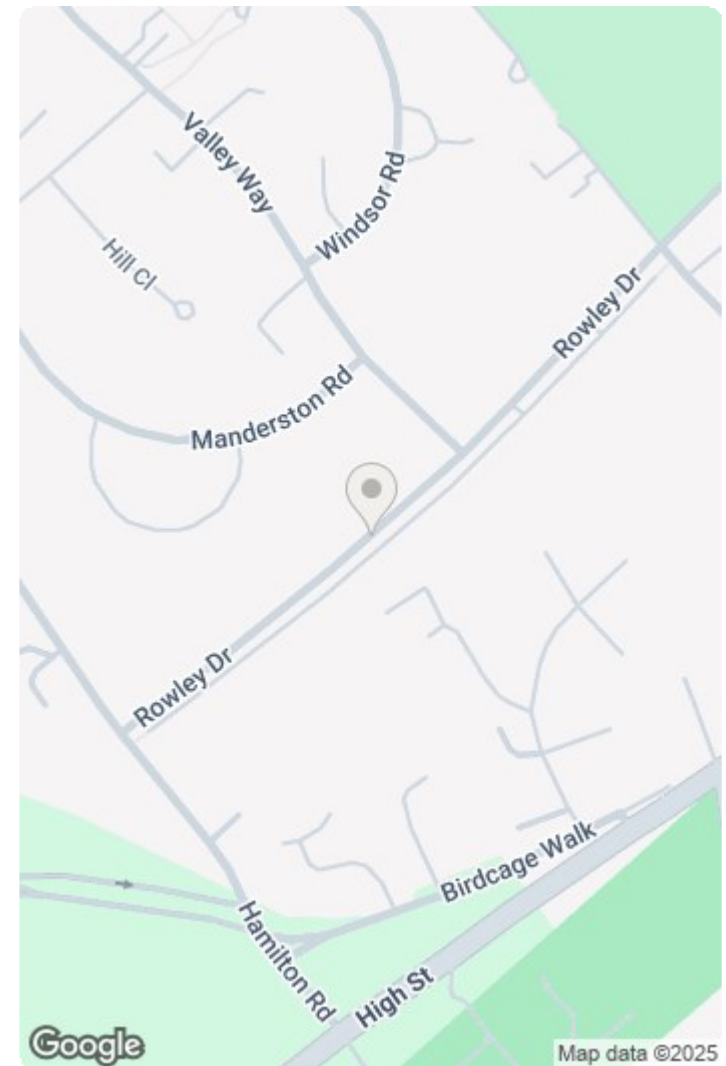


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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