



Park Avenue
Newmarket, Suffolk CB8 8EY
Guide Price £240,000

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An exceptional Victorian terrace in the heart of Newmarket close to the station and the High Street that benefits from a recent makeover. New kitchen and bathroom, windows and overall decoration.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation comprises of a living room, kitchen/diner, groundfloor bathroom and two bedrooms.

Outside there is an enclosed courtyard garden.

Viewing is highly recommended

About Newmarket:

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.

Sitting Room 11'8" x 11'6" (3.56m x 3.53m)

Spacious living room with featured cast iron fireplace, TV connection point, radiator, laid wooden style flooring, window to the front aspect. Door through to the:

Kitchen/Diner 11'8" x 9'8" (3.56m x 2.95m)

Fitted with a range of matching eye and base level storage units and wooden working surfaces over, undermounted butler sink with mixer tap over, integrated appliances to include an oven and hob with extractor hood above, washing machine, dishwasher and space for a fridge/freezer. Useful storage cupboard, tiled flooring, radiator and door through to the:

Rear Lobby

With access through to the bathroom and rear garden.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, part tiled walls and obscured window to the rear aspect.

First Floor Landing

With access through to the bedrooms.

Master Bedroom 11'8" x 11'8" (3.56m x 3.56m)

Double bedroom with built-in sliding door wardrobes, radiator and window to the front aspect.

Bedroom 2

Double bedroom with built-in wardrobes, cupboard housing the boiler, radiator and window to the rear aspect.

Outside

Enclosed courtyard style garden with side pedestrian gate.

Property Information:

Maintenance fee - N/A
EPC - D

Tenure - Freehold

Council Tax Band - A (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 58 SQM

Parking – n/a

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

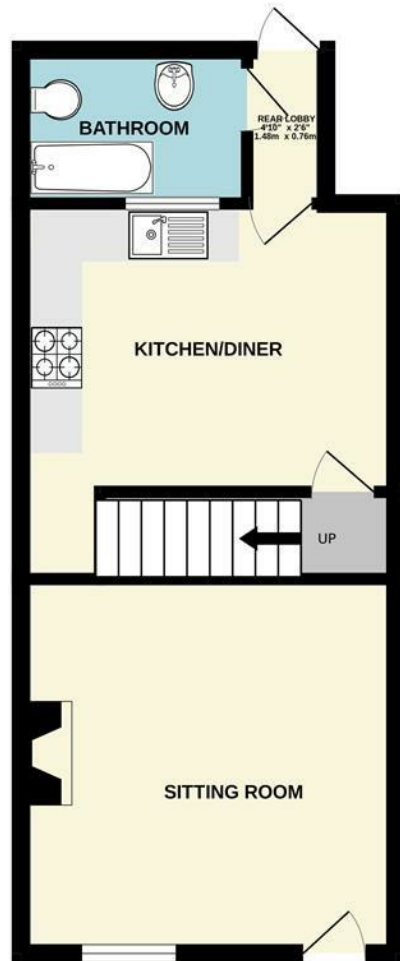
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good, as suggested by Ofcom

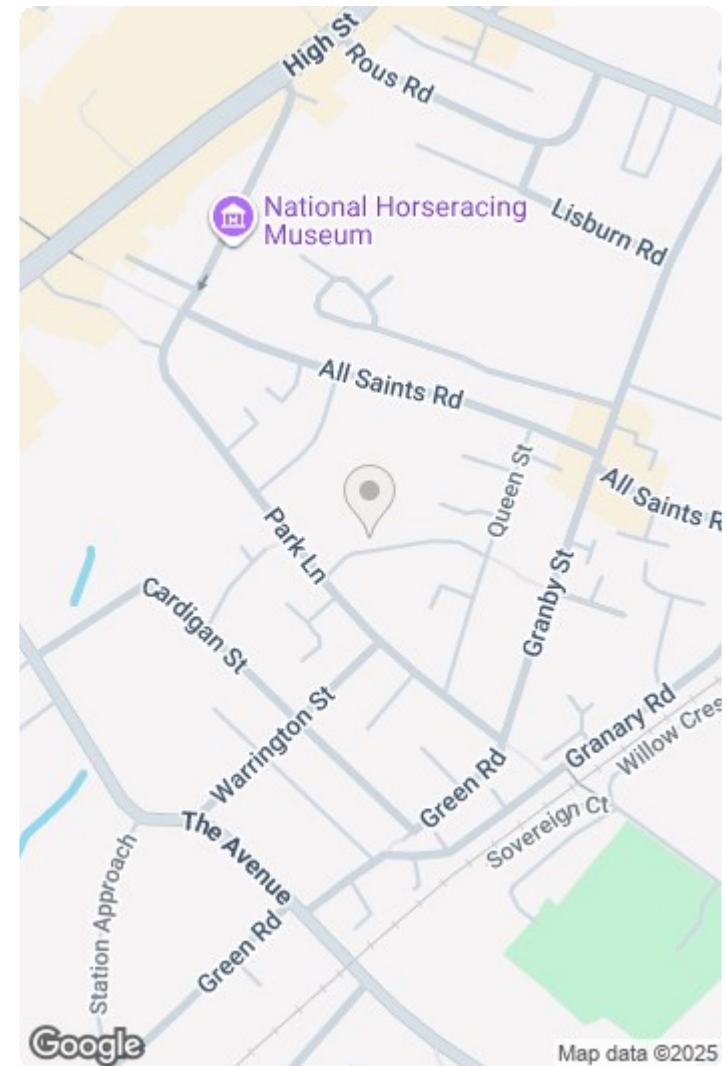
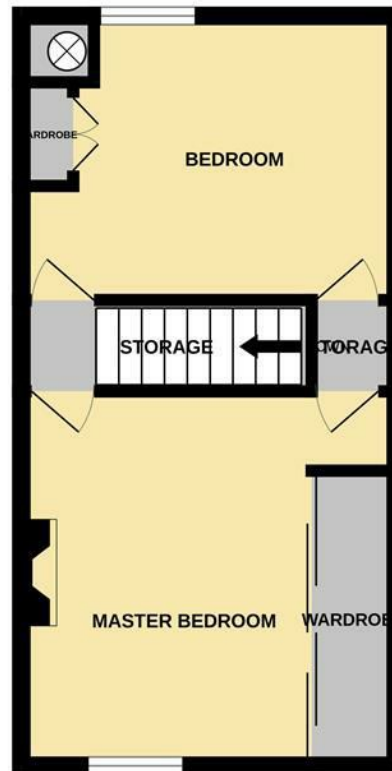
Rights of Way, Easements, Covenants – Right of way access to the rear.



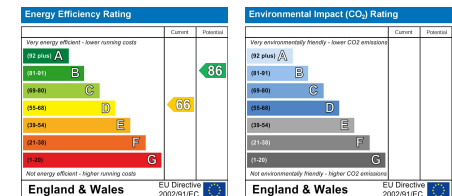
GROUND FLOOR



1ST FLOOR



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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