



**32 Meadow Lane
Newmarket, CB8 8FZ
Guide Price £230,000**

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A well presented and recently updated first floor maisonette perfectly set at the end of this prestigious development overlooking meadows and parkland. The property is located to the south side of the town centre and is within walking distance to the railway station.

Accommodation includes private entrance, open plan living room/dining room with kitchen area, two double bedrooms and a refitted bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers communal gardens and off road parking.

Ideal first time purchase.

Entrance Hall

With First Floor Maisonette

• Communal Gardens Living/Dining/Kitchen 18'7" max x 15'8" max (5.67m max x 4.79m max)

Open plan living area, radiator, large storage cupboard, two double glazed window to front aspect, kitchen area fitted with a range of eye level base and storage units with working top surfaces over, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for oven with integrated extractor hood, space and plumbing for washing machine, space for fridge/freezer, storage cupboard, wall mounted gas fired boiler, radiator.

Inner Hallway

Bedroom 1 11'8" x 10'0" (3.58m x 3.06m)

Double bedroom with radiator and double glazed window to rear aspect.

Bedroom 2 10'0" x 7'5" (3.06m x 2.28m)

With radiator, telephone connection point, double glazed window to rear aspect.

Bathroom

Suite comprising panel bath with

shower over and glass screen, vanity unit **With Double Bedrooms** level WC, part tiled walls, tiled flooring, extractor fan, radiator.

Outside

Attractive open plan communal garden laid to lawn with shrub borders, parking.

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.

Property Information

EPC - C

Tenure - Leasehold - 84 Years

Refitted Bathroom - Ground

Rent and Service Charge - £1524 per annum

Council Tax Band - B - East Cambs

Property Type - First Floor

Maisonette

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

Parking - Allocated Space

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

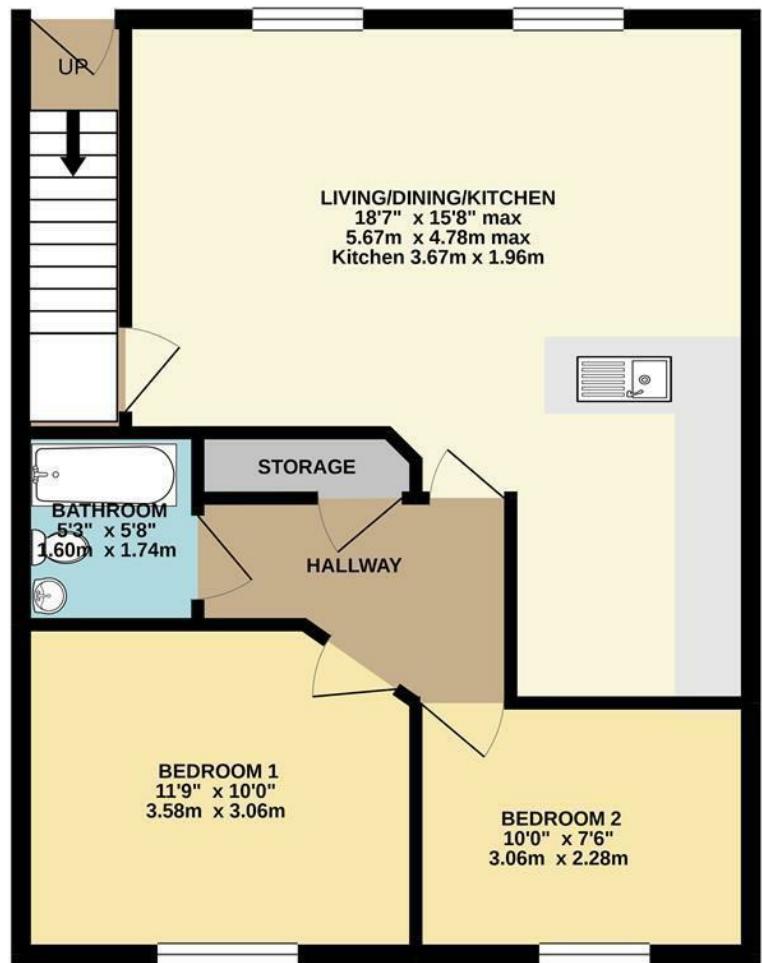
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

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

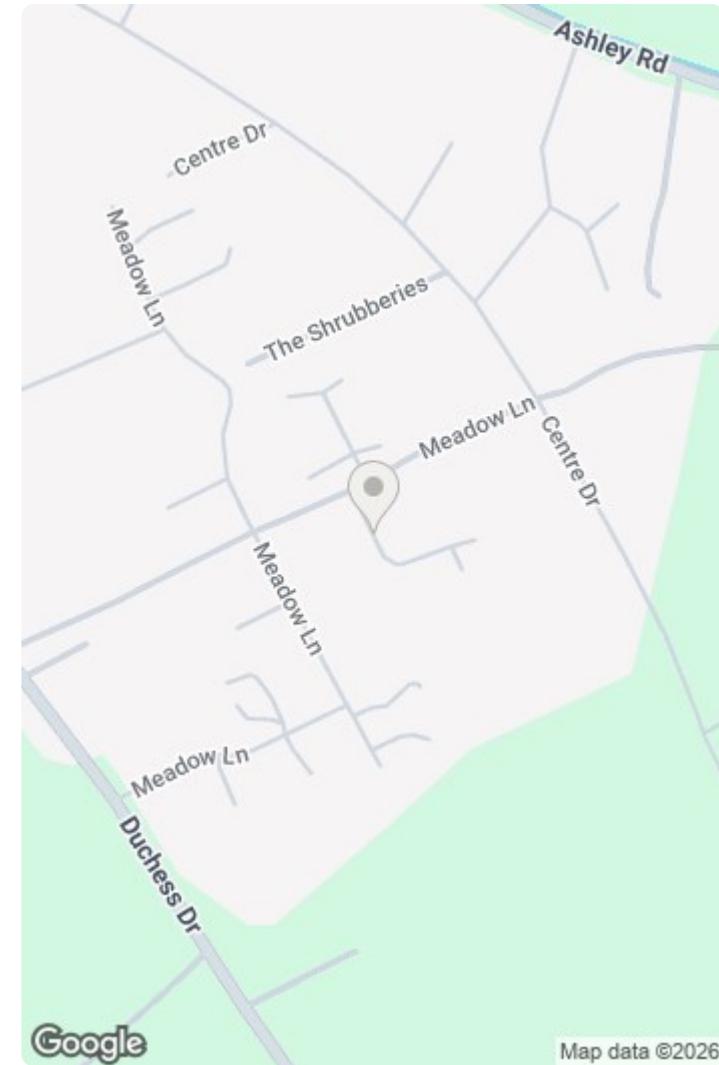


GROUND FLOOR



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 guidance 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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