

42 Park Lane, Newmarket CB8 8AZ Guide Price £280,000



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A delightful bay fronted period terraced home in the centre of Newmarket close to the High Street and within walking distance of the railway station.

The property offers a separate living room and dining room, a fitted kitchen, a large first floor bathroom and two bedrooms. Externally, there is a lovely courtyard garden and patio.

Viewing is strongly recommended.

Entrance Hall

With half glazed door leading to dining room. Radiator.

Kitchen 12'5" x 8'4" (3.81m x 2.56m)

Fitted kitchen with a range of matching eye and base level cupboards with wooden worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Space and connection for electric cooker with stainless steel extractor above. Space and plumbing for washing machine and dishwasher. Space for under counter fridge and freezer. Attractively tiled splashbacks. Dual aspect windows. Radiator. Half glazed door to dining room. Door to rear courtyard.

Living Room 14'7" x 10'9" (4.47m x 3.29m)

Delightful living room with bay window to the front aspect. Inset feature fireplace with stone hearth. Wooden flooring. Radiator. Opening to the dining room.

Dining Room 11'10" x 10'9" (3.62m x 3.29m)

Charming dining room with wooden flooring. Window to the rear aspect. Radiator. Opening to the living room. Half glazed doors to both the kitchen and the entrance hall. Door to stairs leading to the first floor.

Landing

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

Bedroom 1 14'2" x 11'0" (4.32m x 3.36m)

Generous double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

Bedroom 2 12'0" x 8'10" (3.68m x 2.70m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door to landing.

Bathroom

Spacious bathroom with white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Tiled to wet areas. LVT wood flooring. Radiator. Obscured window. Door to landing.

Outside - Front

Gravelled area with established shrub planting. Pathway leading to front door. Low brick boundary wall.

Outside - Rear

Charming courtyard garden laid with sandstone paving. An established variety of border planting. Timber shed. Door to kitchen. Access gate to the rear.

PROPERTY INFORMATION

EPC - D
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction - Standard
Number & Types of Room - Please refer to
the floorplan
Square Meters - 86 SQM

Parking – On Road
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

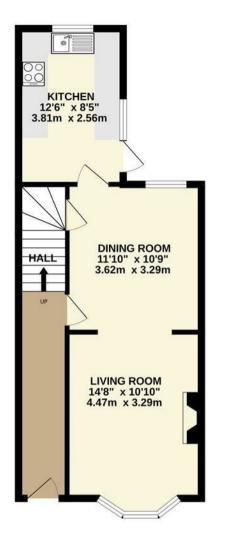
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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

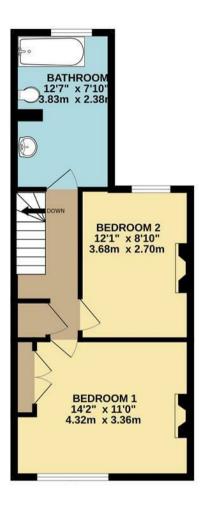


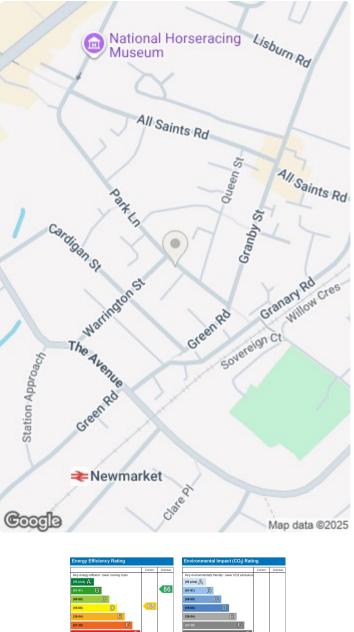




GROUND FLOOR FIRST FLOOR 416 sq.ft. (38.7 sq.m.) approx. 477 sq.ft. (44.3 sq.m.) approx.









TOTAL FLOOR AREA: 893 sq.ft. (82.9 sq.m.) approx. Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, visitions, rooms and law other times are approximate and to responsibility is taken for any error, expensively provided to the provided and to guarantee as to their operability or efficiency can be given.

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