



**Fairlawns,
Newmarket, CB8 9JS
£275,000**

MA
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Fairlawns, Newmarket, CB8 9JS

A well presented terraced home in this quiet cul de sac within close proximity to the racecourse, High Street and railway station in Newmarket.

Accommodation comprises of a living room/diner, kitchen, two bedrooms and two bathrooms, one ensuite.

Outside, the rear garden is enclosed and private. To the front, there is a paved driveway that provides off road parking for two cars.

The property is available with no upward chain.

Entrance Hall

Front door leading to:

Kitchen

8'5" x 7'10"

Fitted with a range of eye and base level units with worktop overtop. Sink with Mixer tap and drainage board. Integrated oven and hob. Window to front aspect.

Living Room

17'1" x 13'7"

Access to stairs, and understairs cupboard. Window and sliding doors leading to rear aspect.

Bedroom 1

10'9" x 9'1"

Built in storage. Windows to rear aspect. Door leading to ensuite bathroom.

Ensuite

10'9" x 4'4"

Suite comprising of shower, WC and handwash basin. Window to rear aspect.

Bedroom 2

8'10" x 7'4"

Window to front aspect.

Bathroom

10'10" x 4'8"

Suite comprising of panelled bath with shower head, WC and handwash basin. Window to front aspect.

Outside Front

Paved driveway with room for parking.

Outside Rear

Enclosed garden, with patio and raised gravel area.

Property Information

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Terraced house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Parking – Off 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,

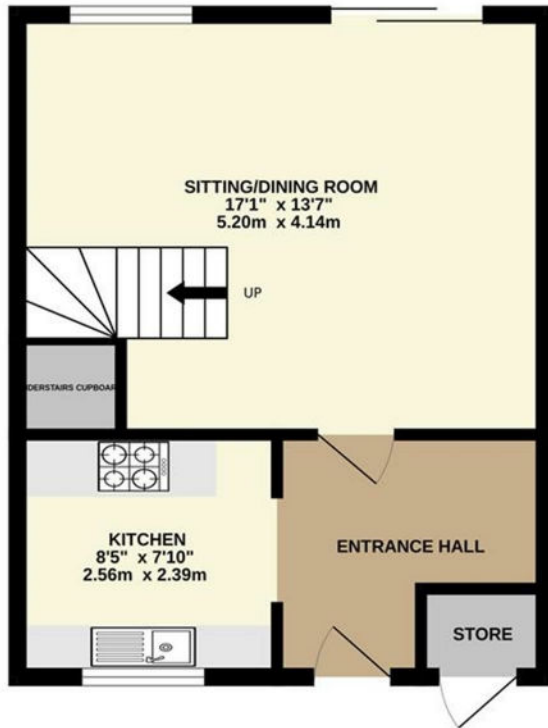
Covenants – None that the vendor is aware of

Location

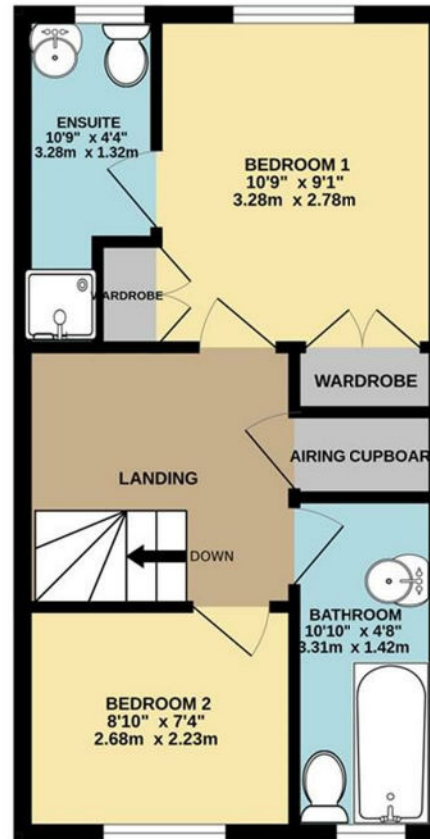
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



GROUND FLOOR

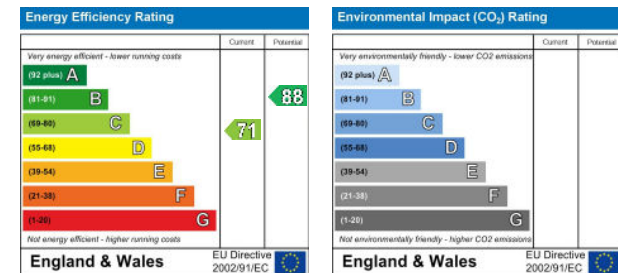


1ST FLOOR



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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- Well Presented Terraced Home
- Quiet Cul De Sac
- Ensuite Bathroom To Main Bedroom
- Enclosed Garden
- Driveway Parking For Two Cars
- No Onward Chain



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



