



Bakers Row, Newmarket, CB8 0AA

Guide Price £250,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Bakers Row, Newmarket, CB8 oAA

A charming and recently refurbished cottage nestling on the edge of the town centre and set in striking distance of an appealing mix of restaurants and coffee shops.

Oozing with character, this lovely home offers accommodation to include entrance porch, living room, dining room, kitchen, two good size bedrooms and a first floor bathroom.

Externally the property offers a fully enclosed courtyard style rear garden providing ample space for table and chairs.

Viewing recommended.

Entrance Porch

Leading to living room via part glazed door.

Living Room

14'0" x 11'11"

Window to the front aspect. Bespoke fitted cupboard. Focal original fireplace with mantel over and tiled hearth. Radiator. Door leading to dining area.

Dining Room

12'0" x 9'11"

With steps leading down to open plan dining area. Additional understairs desk area with spot lighting. Radiator. Understairs cupboard. Stairs rising to first floor. Entrance to kitchen.

Kitchen

14'0" x 7'11"

With a range of fitted eye and base level cupboards with wooden worktop over. LVT flooring. Butler sink with mixer tap over, wall shelving above. Space for range cooker with chimney style extractor hood over. Fitted with stainless steel splash back. Space and plumbing for washing machine and dishwasher. Radiator. French doors leading to rear garden.

First Floor Landing

With doors leading to both bedrooms and bathroom.

Bedroom 1

11'11" x 11'6"

A spacious double bedroom with

original focal fireplace with attractive tiling, mantle over with tiled hearth. Window to the front aspect. Built-in double wardrobe with storage above. Radiator. Loft hatch. Door leading to landing.

Bedroom 2

9'5" x 8'5"

Well proportioned room with window to the rear aspect. Built-in triple wardrobe. Radiator. Door to landing.

Bathroom

White suite comprising low level WC, pedestal handbasin with mixer tap over, bath with mixer tap and shower over, tiled to wet area. LVT flooring. Obscured window to the side aspect. Door leading to the landing.

Outside - Front

Gated and paved frontage leading to entrance porch. Attractive planting. Fencing to the side of the property.

Outside - Rear

Fully enclosed garden laid with shingle. Gated rear access and pathway. French doors leading to kitchen.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 71.2 SQM

Parking – On street parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

Location

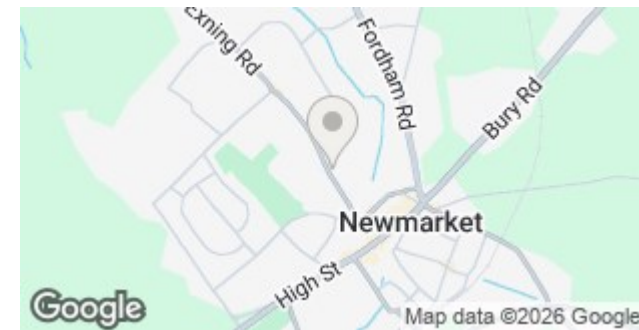
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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





Total area: approx. 71.2 sq. metres (766.1 sq. feet)

- Charming Cottage
- Central Location
- Two Well Proportioned Bedrooms
- Rear Courtyard Garden
- Viewing Recommended



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.



