

41, All Saints Road
Newmarket, CB8 8ES
Guide Price £220,000

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41, All Saints Road, Newmarket, CB8 8ES

A charming Victorian property centrally located in the heart of this famous racing town and located in moments of an appealing range of restaurants and shops.

Rather deceptive and offering some lovely period features, this property boasts accommodation to include living room, dining room, kitchen with breakfast bar, bathroom and two double bedrooms.

Externally the property offers a paved courtyard style rear garden and useful outbuilding.

No chain - viewing recommended.







Living Room 13'0" x 12'7" m (3.97 x 3.85 m)

With double glazed window to front aspect, feature fireplace, built in storage cupboards, radiator, steps down to:

Dining Room 13'0" x 8'11" (3.97 x 2.73)

Feature fireplace, radiator and stairs to first floor. Opening through to:

Kitchen 13'0" x 11'1" (3.97 x 3.38m)

Fitted with a range of matching eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Tiled splashbacks. Oven with extractor hood over. Breakfast bar with room for bar stools. Space and plumbing for washing machine. Storage cupboard. Double glazed window and door to rear aspect.

Bathroom

Fitted with a three piece suite comprising, low level WC, Pedestal wash hand basin, bath with shower over. Double glazed window to rear aspect.

Bedroom 1 13'0" x 9'11" (3.97 x 3.04m)

With feature fire place, radiator and double glazed window to front aspect.

Bedroom 2 11'6" x 8'4" (3.53 x 2.55m)

With fitted storage cupboard, radiator and double glazed window to rear aspect.

Outside - Front

Fenced and gated front garden. Pathway to leading to front door.

Outside Rear

Paved south facing courtyard garden, creating a real suntrap. Outbuilding with power and light.

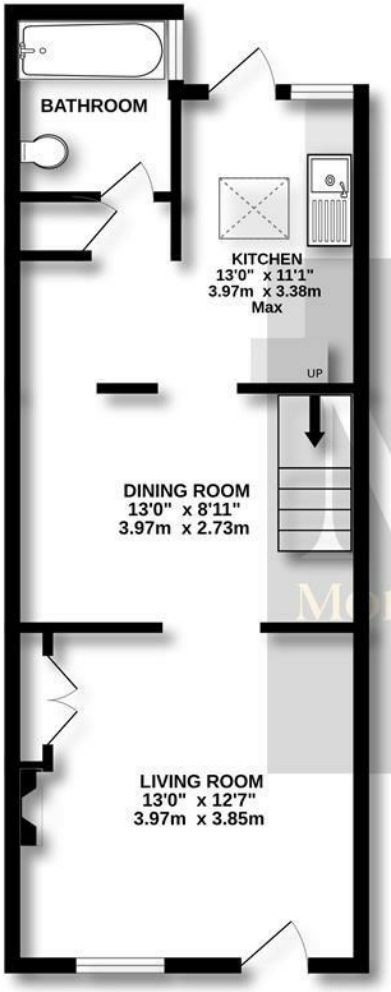
Location

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.

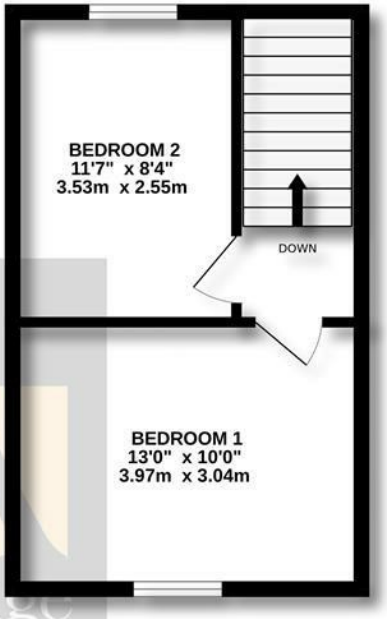
Property Information

EPC - D
Tenure - Freehold
Council Tax Band - B - West Suffolk
Property Type - Terraced
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 69 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 good on all networks
Rights of Way, Easements, Covenants – Right of way to neighbouring property.

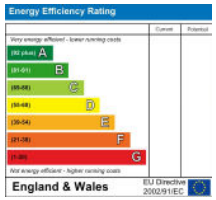
GROUND FLOOR

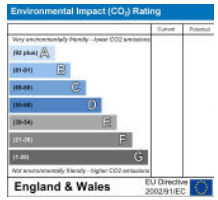


1ST FLOOR









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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