



**Brinkley Road, Newmarket CB8 0UN**

**Guide Price £350,000**

**MA**

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## Brinkley Road, Newmarket CBS oUN

Set in a generous plot on Brinkley Road in the village of Six Mile Bottom, this Period terraced home presents an excellent opportunity for those seeking a family home with potential to improve further.

With entrance hall, sitting room, kitchen/dining room, utility room and bathroom and 4 bedrooms, this property offers excellent space.

One of the standout features of this home is its convenient location. Residents will enjoy easy access to both Cambridge and Newmarket, making it ideal for commuters or those who wish to utilise the amenities these towns have to offer.

In summary, this terraced house on Brinkley Road is a fantastic opportunity for anyone looking to settle in a village location while remaining close to urban conveniences. With its spacious layout and potential for improvement, it is certainly a must to view.

### Entrance Hall

With doors leading to kitchen/diner, living room and utility room. Built-in storage cupboard. Slate tiled flooring. Stairs leading to first floor.

### Kitchen/Dining Room 16'11" x 11'2" (5.17m x 3.41m)

Spacious, country style kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric range style cooker. Space for American style fridge/freezer. Space and plumbing for dishwasher. Attractively tiled splashbacks. LVT wood flooring. Radiator. Window to rear aspect. Glazed doors to rear garden and entrance hall.

### Living Room 13'1" x 11'11" (4.00m x 3.64m)

Well presented living room with feature fireplace currently fitted with wood burner stove with sandstone surround and mantel and marble hearth. Window to the front aspect. Radiator. Door to entrance hall.

### Utility Room 6'10" x 6'8" (2.10m x 2.04m)

Eye level cupboards. Worktop surface area. Space and plumbing for washing machine. Slate tile flooring. Doors to entrance hall and bathroom.

### Bathroom

White suite comprising low level W.C., pedestal handbasin and panelled bath with shower over. Slate tile flooring. Radiator. Window to rear aspect. Door to utility room.

### Landing

With doors to all bedrooms. Stairs leading to ground floor.

### Bedroom 1 13'1" x 11'11" (4.00m x 3.64m)

Spacious bedroom with feature fireplace with ornate surround. Radiator. Window to the front aspect. Door to landing

### Bedroom 2 9'6" x 7'10" (2.90m x 2.39m)

Well proportioned room. Radiator. Window to the rear aspect. Door to landing.

### Bedroom 3 10'0" x 9'6" (3.06m x 2.90m)

Well proportioned room. Built-in storage cupboard. Radiator. Window to the rear aspect. Door to landing.

### Bedroom 4 7'3" x 5'10" (2.21m x 1.80m)

Well proportioned room with vaulted ceiling. Window to the front aspect. Door to landing.

### Outside - Front

Planted with a variety of mature shrubs with central pathway leading to front door with arched porch over.

### Outside - Rear

Paved patio area to the rear of the house with glazed door leading to kitchen/diner. Mainly laid to lawn with central pathway leading to the rear. A variety of border planting and mature shrubs. Greenhouse. Timber shed. Gravelled area providing off street parking, accessed via a shared driveway.

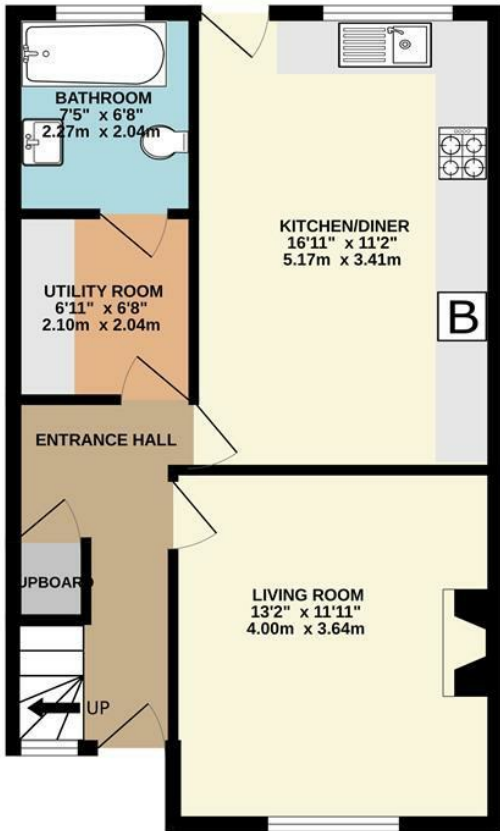
## PROPERTY INFORMATION

EPC - D  
Tenure - Freehold  
Council Tax Band - C (South Cambs)  
Property Type - Terraced House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 86 SQM  
Parking – Off Road  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Oil  
Broadband Connected - tbc  
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

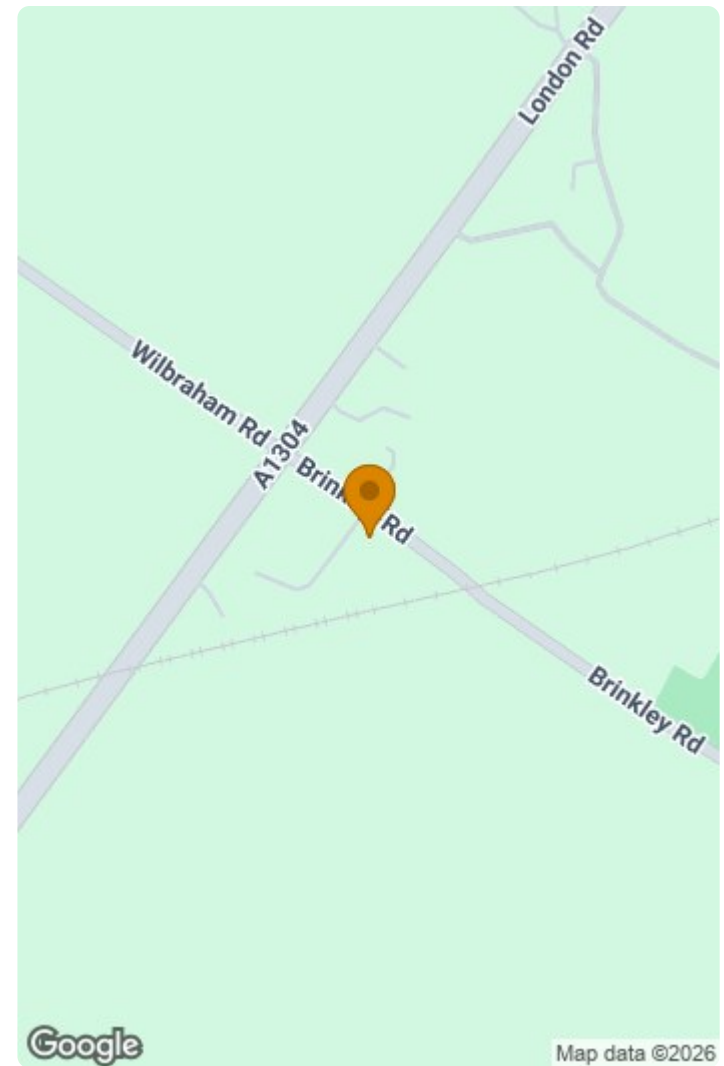
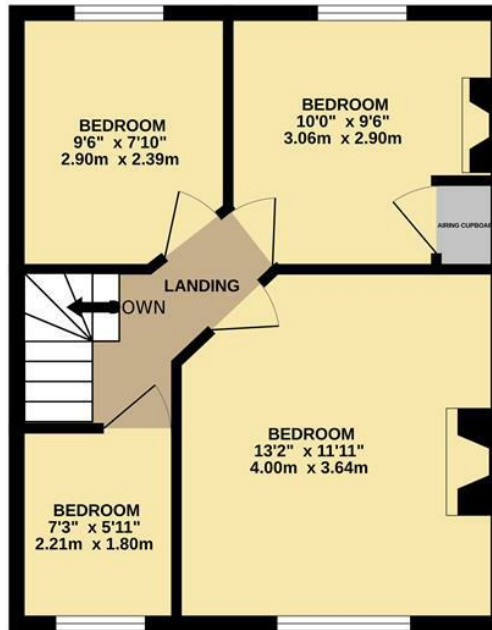
## Location

Six Mile Bottom is a small rural hamlet located in Cambridgeshire, approximately six miles southeast of Cambridge city centre. It offers a peaceful countryside setting benefitting from a convenience store within the village itself, and nearby towns such as Newmarket and Mildenhall provide essential services, shops, and pubs. The area is well-connected by road, with Newmarket just 5 miles away and with the A11 motorway providing easy access to Cambridge (around 10-12 miles away), Ely (about 20 miles), and Bury St Edmunds (approximately 20 miles). For broader amenities, residents can travel to Cambridge, known for its university, historic sites, and vibrant cultural scene, or to nearby towns offering various retail, dining, and recreational facilities.

GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



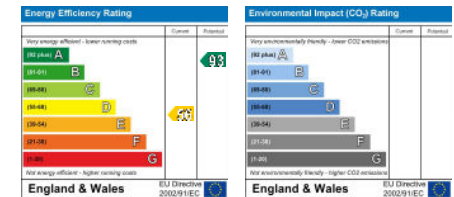
1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



7 BRINKLEY ROAD

TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

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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