

Green Road,
Newmarket, CB8 9BN
Guide Price £335,000

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Green Road, Newmarket, CB8 9BN

A lovely semi-detached property within two minutes of the railway station and five minutes from the High Street in the popular town of Newmarket.

Accommodation includes a living/dining room, kitchen and WC, three bedrooms and a bathroom. Outside there is an enclosed rear garden with a driveway behind leading to a single garage. The front is a small lawned garden enclosed by hedging.

The property is available with no upward chain.

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 Details
EPC - C
Tenure - Freehold
Council Tax Band - C - West Suffolk
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 75 SQM
Parking – Driveway and garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1200Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Porch
With stairs rising to first floor, door leading to living room and door to:

WC
Fitted with a low level WC, pedestal wash hand basin and window to side aspect.

Living Room
13'5" x 12'3"
With window to front aspect, under stairs storage cupboard and opening through to:

Dining Room
10'9" x 7'6"
With patio doors leading to garden and door through to:

Kitchen
10'9" x 8'0"
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. Space and plumbing for washing machine. Integrated oven and hob, with extractor over. Window to rear aspect. Door to side aspect.

First Floor Landing
With doors to all bedrooms, bathroom and airing cupboard.

Bedroom 1
13'5" x 8'9"
With window to front aspect.

Bedroom 2
10'9" x 8'9"
With window to rear aspect.

Bedroom 3
9'9" x 7'2"
With storage cupboard and window to front aspect.

Bathroom
6'5" x 6'2"
Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Obscured window to rear aspect.

Outside Front
With steps and paved path leading to front door.

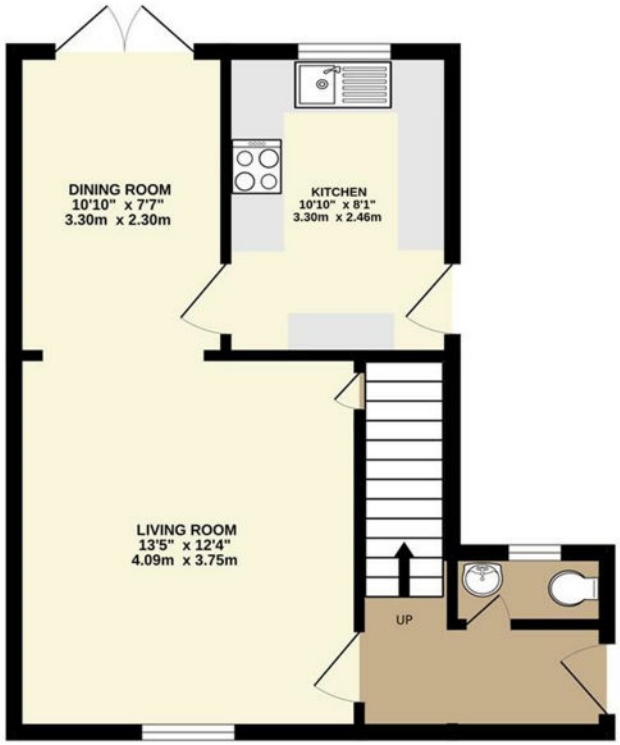
Outside Rear
Enclosed rear garden with patio and grassed areas. Gate leading to rear entrance and access to garage, Driveway at side of property leading to garage.



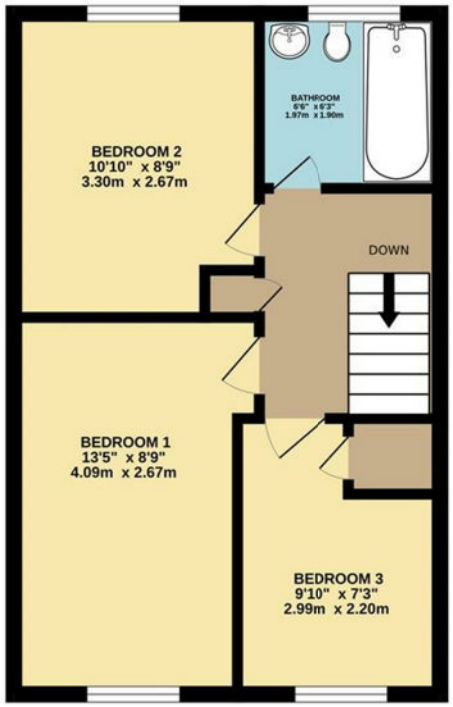




GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

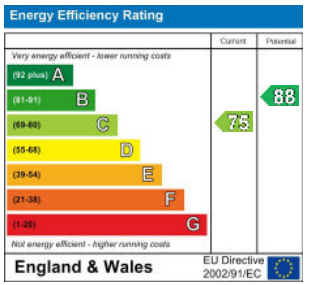


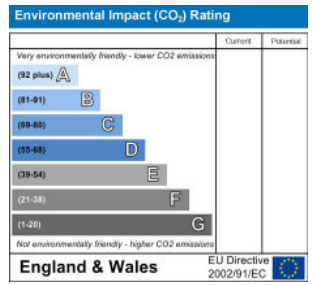
TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

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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- **Highly Regarded Town Location**
- **Close to Local Amenities**
- **Two Minutes Walk From Train Station**
- **Semi-Detached Home**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Garage**
- **NO 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 them therefrom. 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.




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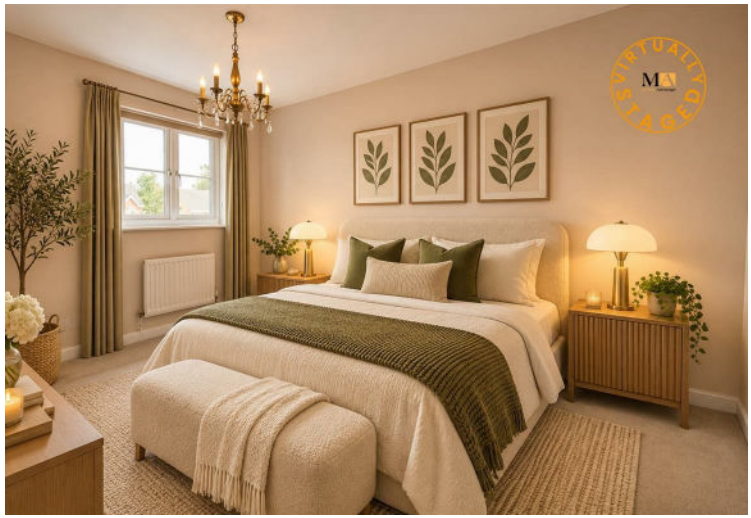





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