

Nimbus Way,
Newmarket, CB8 7BW
£235,000

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Nimbus Way, Newmarket, CB8 7BW

A modern end of terrace family home set on the edge of this popular village and offered for sale with no onward chain.

Updated and improved by the current owners, this property offers cleverly planned accommodation to include entrance hall, cloakroom, refitted kitchen/breakfast room, living room/dining room, two double bedrooms and a refitted bathroom.

Externally the property offers a fully enclosed rear garden and off road parking.

Viewing highly recommended.

Entrance Hall
Front door leading into hallway with storage cupboards. Internal doors leading to:

Kitchen
12'0" x 10'1"
Fitted with a range of eye and base level units with worktop over, integrated stainless steel sink with mixer tap over. Integrated oven and hob with space for white goods. Window to front aspect.

WC
WC and handwash basin.

Living Room/Dining Room
16'8" x 15'1"
Access for stairs to first floor. French doors leading to rear garden, window to rear aspect.

Bedroom 1
13'5" x 12'1"
Built in storage cupboard. Window to rear aspect.

Bedroom 2
12'2" x 10'2"
Built in storage cupboard. Window to front aspect.

Bathroom
Suite comprising of walk in shower, WC and handwash basin with drawer storage.

Outside - Front
Laid to gravel with mature shrubbery.

Outside - Rear
Enclosed rear garden laid to patio and gravel with some mature shrubbery.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B - West Suffolk
Property Type - End of Terrace House
Property Construction – Non standard timber framed
Number & Types of Room – Please refer to the floorplan
Square Meters - 86 SQM
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Full Fibre, direct to home, 1000Mbps 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.



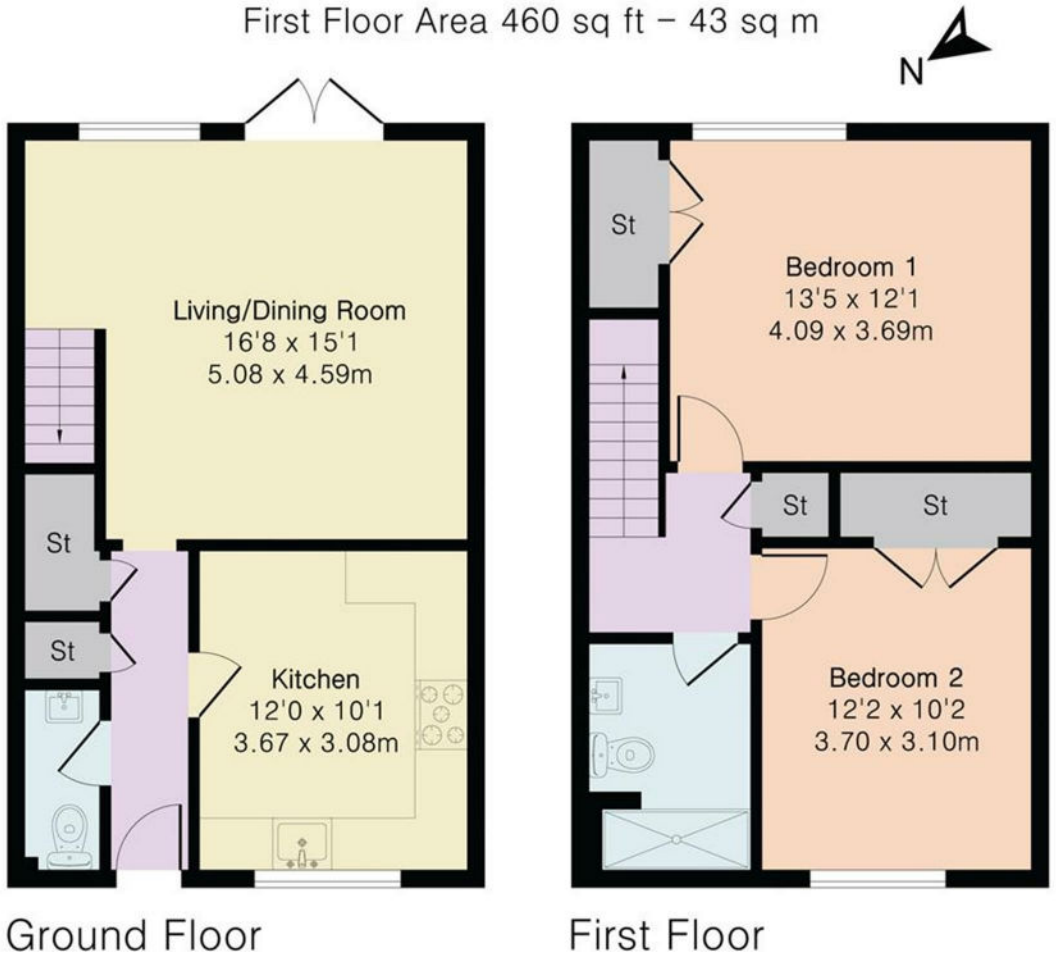




Approximate Gross Internal Area 920 sq ft - 86 sq m

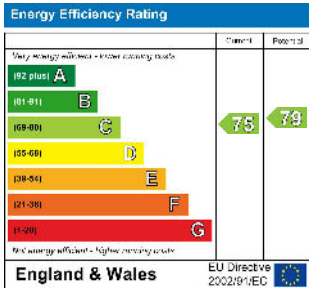
Ground Floor Area 460 sq ft – 43 sq m

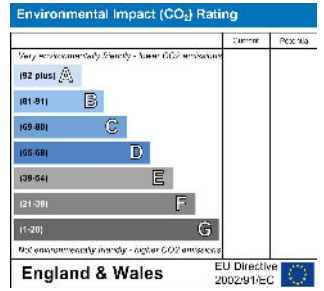
First Floor Area 460 sq ft – 43 sq m



- **End Of Terrace Family Home**
- **Popular Town Location**
- **Recently Updated And Improved**
- **Enclosed Rear Garden**
- **Allocated Parking**
- **No Onward Chain**







PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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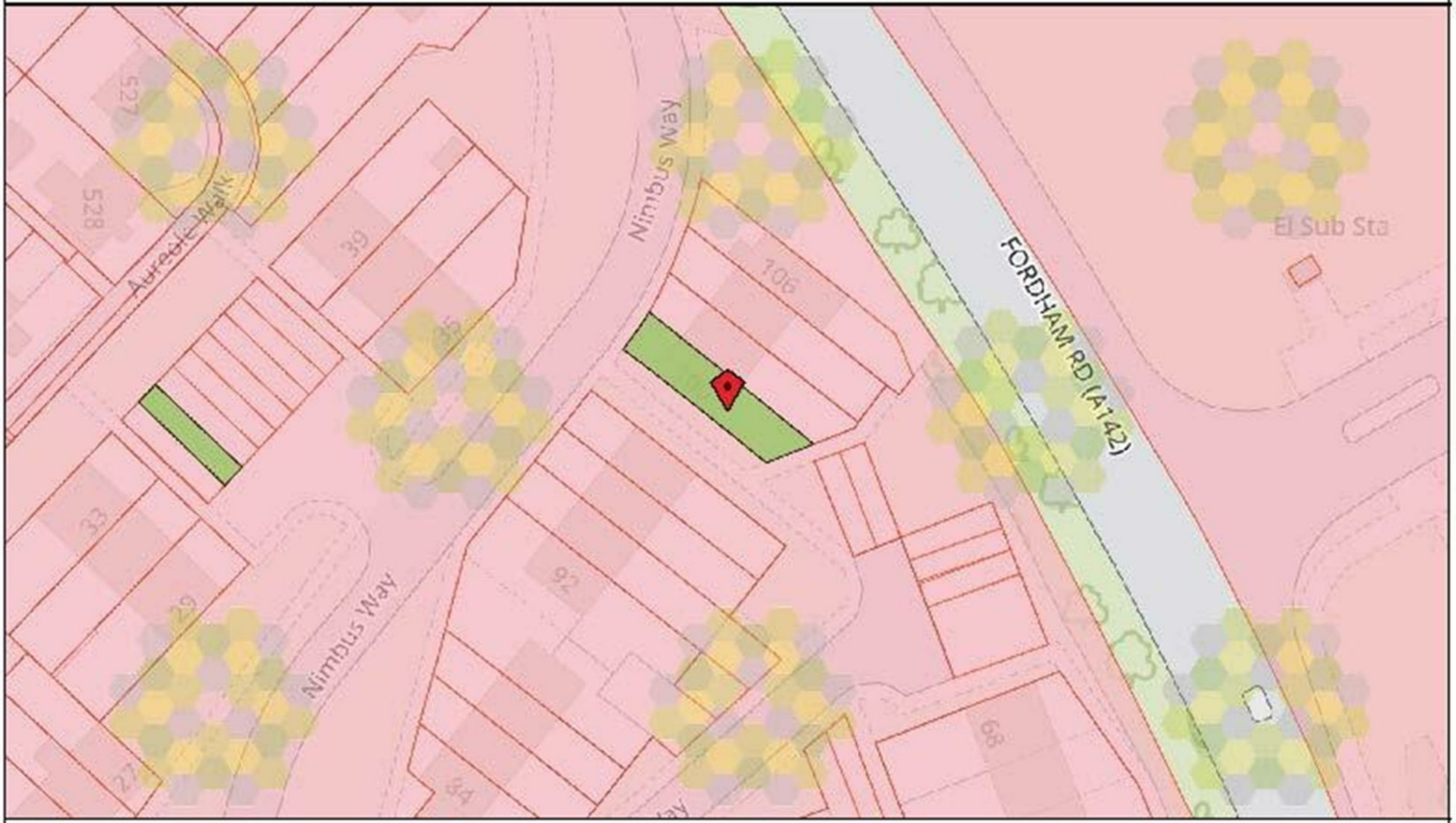






BETA Land Registry

MapSearch Snapshot



0 2 4 6 8 12 16 20m

Map scale 1:625

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Data last updated 10:00pm 15 SEPTEMBER, 2026