



Croft Road, Newmarket CB8 0AQ

Guide Price £235,000

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A well presented mid-terrace cottage nestling on the edge of the town centre and enjoying a generous size and fully enclosed rear garden.

Well planned and tastefully decorated throughout, this property offers entrance hall, living room, kitchen/breakfast room, two bedrooms and family bathroom.

Viewing recommended.

Entrance Hall

With door leading to the living room. Stairs leading to the first floor landing.

Kitchen 14'2" x 9'11" (4.32m x 3.04m)

Modern kitchen with a range of eye and base level cupboards with work top over. Integrated double oven with gas hob above. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Dual windows to the rear aspect. Dining area. Understairs alcove storage. Half glazed door to the rear garden. Door to the living room.

Living Room 11'1" x 10'11" (3.38m x 3.35m)

Charming living room with focal fireplace with white surround and mantel, stone hearth, currently fitted with coal effect fire. Window to the front aspect. Doors leading to the entrance hall and kitchen.

First Floor Landing

With doors leading to all bedrooms and bathroom. Stairs to the entrance hall.

Bedroom 1 11'3" x 10'11" (3.45m x 3.35m)

Spacious double bedroom with window to the front aspect. Radiator. Door leading to the landing.

Bedroom 2 10'0" x 6'11" (3.05m x 2.13m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom

Modern white suite comprising low level WC, pedestal handbasin and panelled bath with shower over. Obscured window. Door to the landing.

Outside - Front

Bordered by a low wall, with gravel bed and pathway leading to the front door.

Outside - Rear

Patio area to the rear of the house with door leading to the kitchen. Mainly laid to lawn with a huge variety of shrub planting to the borders. Brick built storage.

PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking –

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 likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

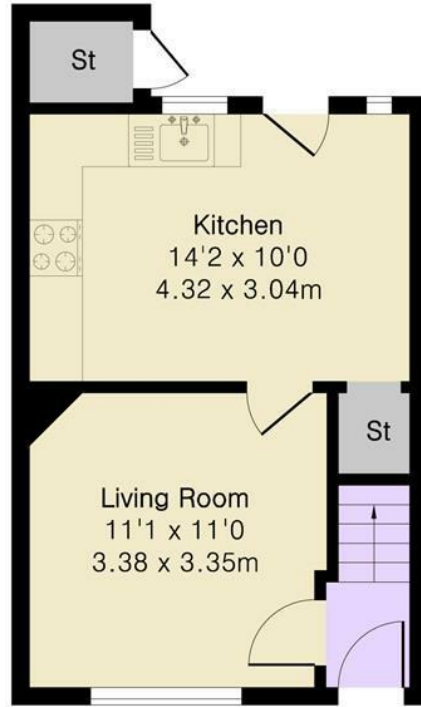
Location

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.

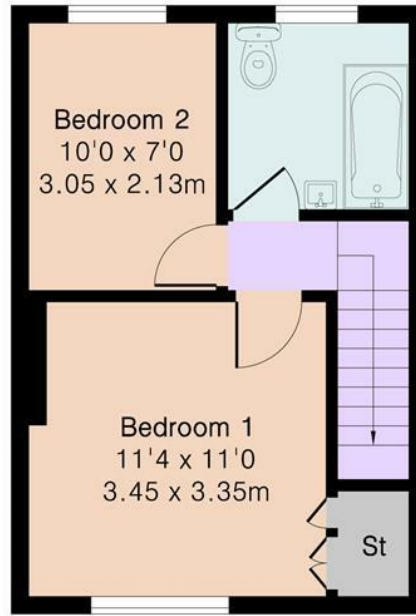
Approximate Gross Internal Area 620 sq ft - 57 sq m

Ground Floor Area 317 sq ft – 29 sq m

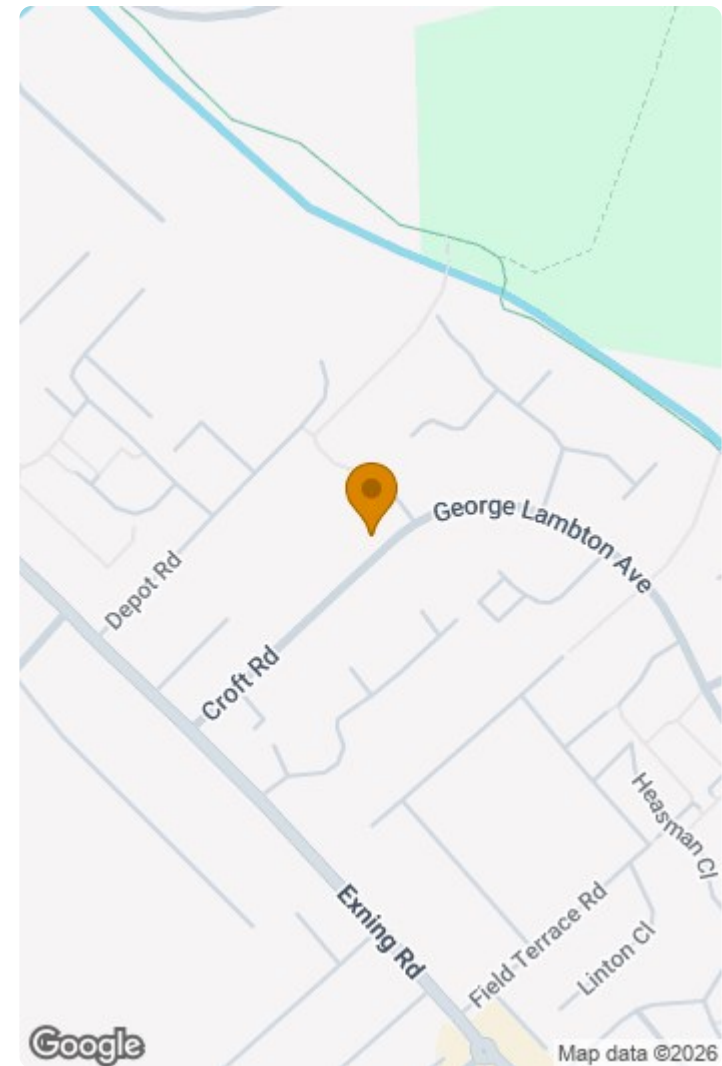
First Floor Area 303 sq ft – 28 sq m



Ground Floor



First Floor



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Curve	Band	Very environmentally friendly - lower CO ₂ emissions	Curve	Band
92-100%	A		10-15%	A	
82-91%	B		16-20%	B	
72-81%	C		21-25%	C	
62-71%	D		26-30%	D	
52-61%	E		31-35%	E	
42-51%	F		36-40%	F	
32-41%	G		41-45%	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	

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