



Stanley Road, Newmarket CB8 8AF

Guide Price £205,000

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A classic Victorian period property close to the High Street and railway station on the edge of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation briefly comprises of a living room, kitchen, ground floor bathroom and two bedrooms.

Externally, the rear garden is fully enclosed with a decked area, with garden beyond.

Sold with no upward chain, this property would make an ideal first time purchase.

Living Room 11'10" x 11'1" (3.63m x 3.40m)

Well proportioned living room with window to the front aspect. Fireplace with ornate white surround and stone hearth. Radiator. Doors leading to the front and kitchen.

Kitchen 11'1" x 10'1" (3.40m x 3.08m)

Fitted kitchen with a range of matching eye and base level cupboards with wooden worktop over. Ceramic sink and drainer with mixer tap over. Integrated oven with inset gas hob above. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Tiled flooring. Stairs leading to first floor. Window to the rear aspect. Opening to inner lobby.

Inner lobby

With opening to kitchen. Doors to bathroom and rear garden. Radiator. Tiled flooring.

Bathroom 7'10" x 5'11" (2.41m x 1.81m)

Fitted white suite comprising low level W.C., inset hand basin with mixer tap and built-in storage cabinet under, panelled bath with mixer tap and wall mounted electric shower over. Heated towel radiator. Tiled throughout. Obscured window. Door to inner lobby.

Landing

With doors to all bedrooms. Stairs to ground floor.

Bedroom 1 11'1" x 9'10" (3.40m x 3.01m)

Double bedroom with exposed wooden flooring. Window to the front aspect. Door to landing.

Bedroom 2 10'0" x 8'1" (3.05m x 2.48m)

Well proportioned room with exposed wooden flooring. Built-in storage cupboard. Window to the rear aspect. Door to landing.

Outside - Rear

Decked area to the rear of the house with garden area beyond. Timber shed. Door leading to inner lobby.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 47 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

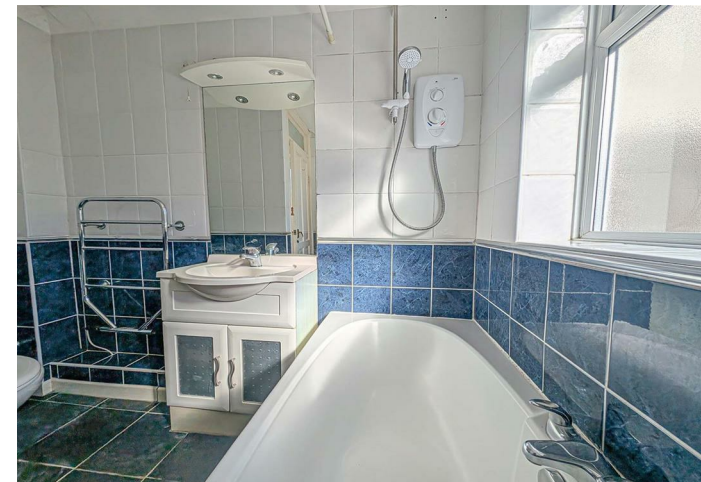
1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

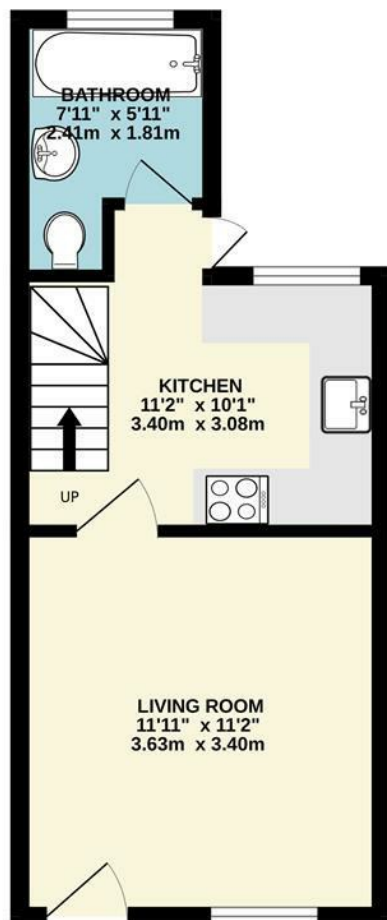
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

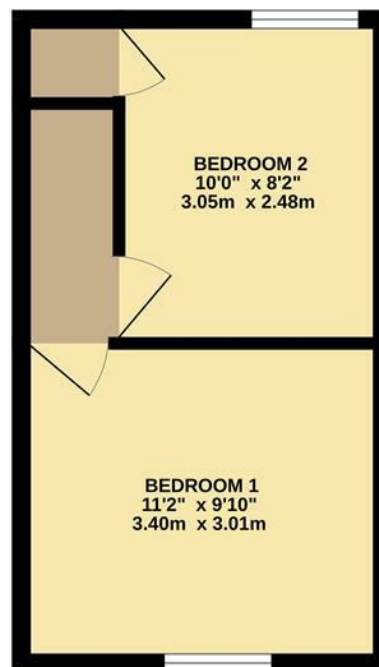
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.

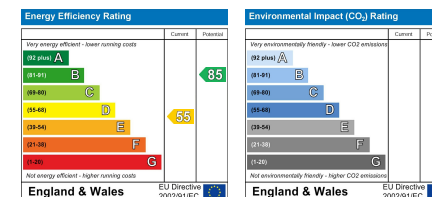
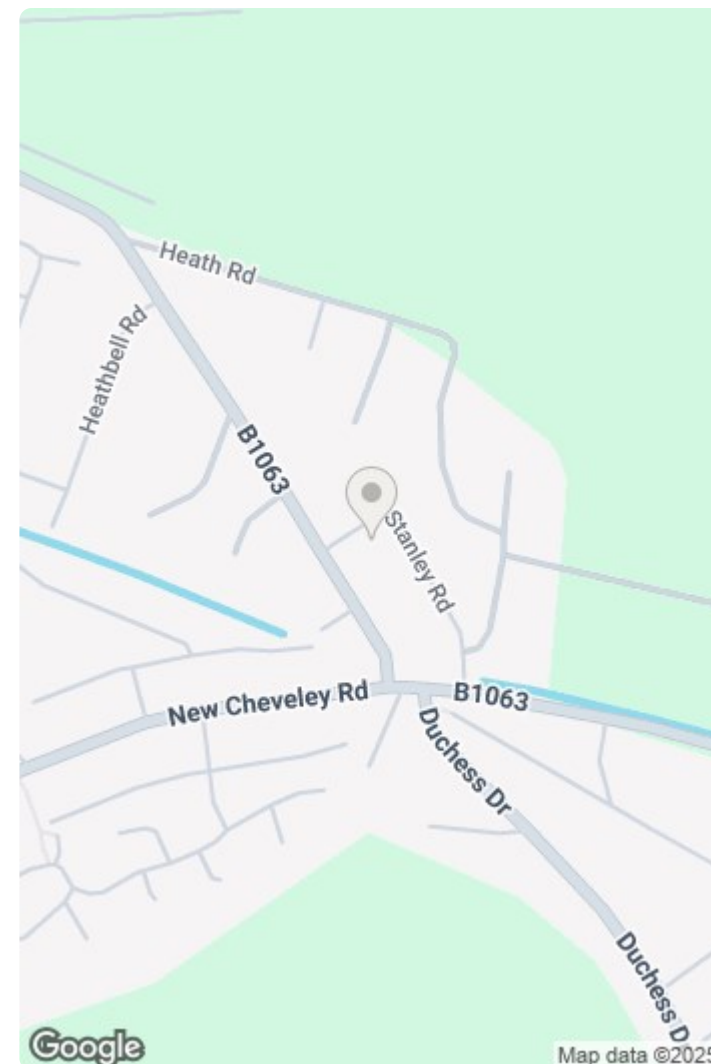


1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.5 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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