



**Field Terrace Road, Newmarket, CB8 0AD**

**Guide Price £225,000**



# Field Terrace Road, Newmarket CB8 oAD

A charming Victorian property set on the outskirts of the town centre and located within a cluster of similar homes.

Rather deceptive, this character home enjoys accommodation to include entrance porch, living room, kitchen/breakfast room, bathroom and three bedrooms. Benefiting from gas fired heating.

Externally the property offers courtyard style garden and useful outhouse/shed.

## Entrance Porch

Attractive brick built entrance porch with half glazed door. Wood effect flooring. Door to living room.

## Living Room

Spacious living room with wooden flooring. Feature fireplace with inset wood burner stove and wood beam mantel over, stone hearth. Built-in shelving to alcove. Double glazed doors leading to kitchen/dining room. Door to entrance porch. Window overlooking front aspect.

## Kitchen/Dining Room

Modern shaker style kitchen with range of eye and base level cupboards with wooden work top over. Ceramic sink with mixer tap over. Integrated oven with inset hob above. Tiled splashbacks. Spacious dining area. Vertical radiator. Window overlooking rear aspect. Velux window. Door leading to inner hall. Double glazed doors to living room. Stairs leading to first floor. Understairs cupboard.

## Inner Hall

Doors leading to kitchen/dining room, bathroom and rear garden. Built-in storage cupboard.

## Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Obscured window. Tiled flooring. Radiator. Door to inner hall.

## Landing

Doors to all bedrooms. Stairs to ground floor.

## Bedroom 1

Spacious double bedroom with exposed wooden flooring. Window overlooking front aspect. Radiator. Door to landing.

## Bedroom 2

Generous room with window overlooking rear aspect. Radiator. Door to landing. Airing cupboard.

## Bedroom 3

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

## Loft Space

Pull down ladder. Power and light. Versatile space.

## Outside

Decked courtyard garden. Access door to inner hall.

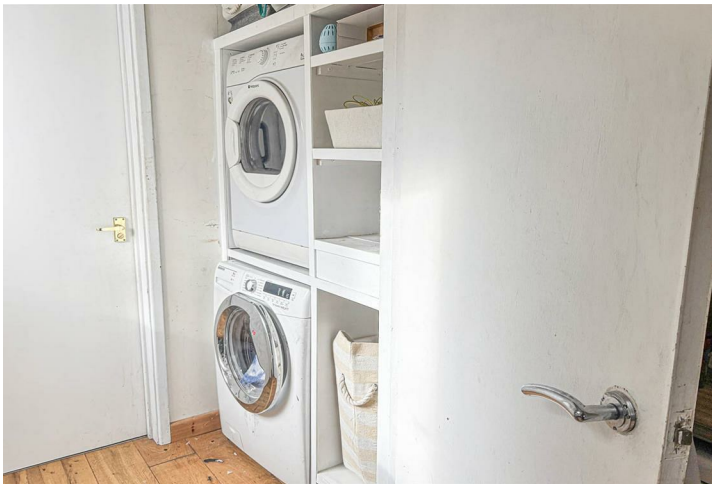
## PROPERTY INFORMATION

EPC - D  
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 - 63 SQM  
Parking – On Street  
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

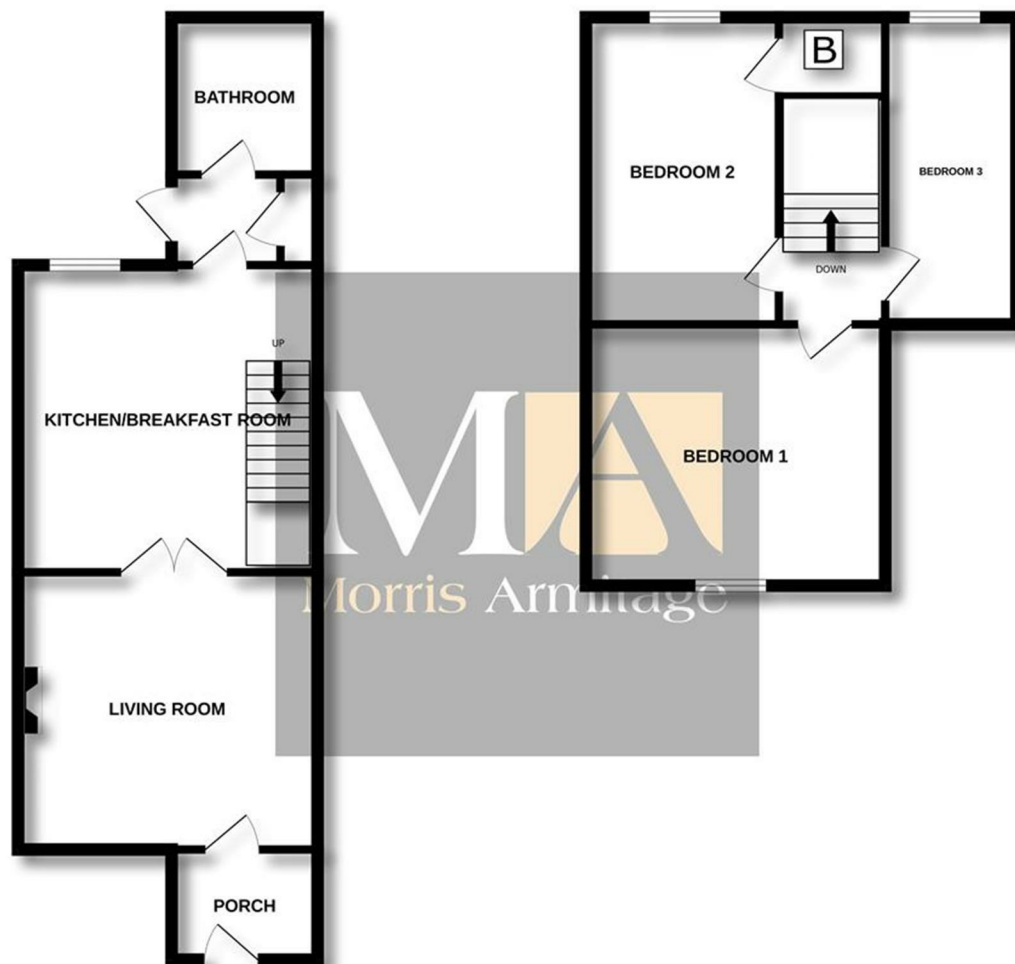
## Location

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 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.



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

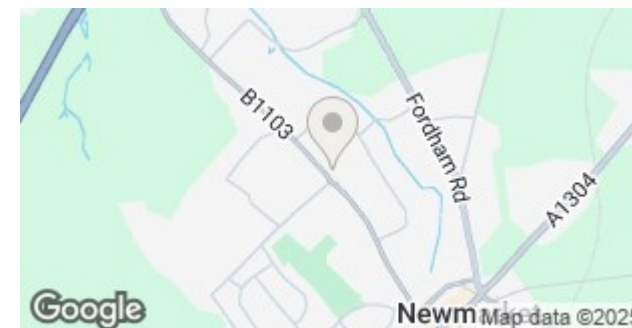
1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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- Terraced House
- Spacious Accommodation
- Kitchen/Dining Room
- Living Room
- Three Bedrooms
- Courtyard Garden
- Viewing Highly Recommended



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------|---------|-------------------------|
|                                             | Current | Potential                                      |                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                |                 |         |                         |
| (92 plus) A                                 |         |                                                | (92 plus) A     |         |                         |
| (81-91) B                                   |         |                                                | (81-91) B       |         |                         |
| (69-80) C                                   |         |                                                | (69-80) C       |         |                         |
| (55-68) D                                   |         |                                                | (55-68) D       |         |                         |
| (39-54) E                                   |         |                                                | (39-54) E       |         |                         |
| (21-38) F                                   |         |                                                | (21-38) F       |         |                         |
| (1-20) G                                    |         |                                                | (1-20) G        |         |                         |
| Not energy efficient - higher running costs |         |                                                |                 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales |         | EU Directive 2002/91/EC |

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