



Portland Road, Newmarket CB8 0NP

welcome to

Portland Road, Newmarket

New to the market, is this well presented two bedroom end of terrace home in the heart of the historic racing town of Newmarket. Providing key travel links via the A11, A14 and M11; local shops, amenities, great schools and much more.

Ground Floor

Entrance Hall

Entrance through composite door to the front aspect, access to ground floor wc and coat storage, radiator and stairs rising to the first floor.

Cloakroom

Double glazed obscure window to the front aspect, low level wc and wash hand basin.

Lounge/Diner

19' 6" x 8' 8" (5.94m x 2.64m)

Two wall hung radiators, television and telephone points, breakfast bar, double glazed window to the rear aspect and double glazed sliding door to the rear aspect.

Kitchen

10' 5" x 7' 6" (3.17m x 2.29m)

Range of wall and base units with work tops, space for cooker and white goods with integrated hood vent above, tiled splash back, one and a half stainless steel sink and drainer, three double glazed windows to front aspect, pantry space under the stairs with boiler and radiator.

Utility/Garden room

10' 4" x 8' 4" (3.15m x 2.54m)

Base unit with top, stainless steel sink, space for white goods, PVC door to rear and double glazed window to rear aspect.





Landing

double glazed window to front, access to loft hatch, Doors to.

Bedroom One

9' 4" max x 12' 8" to cupboard (2.84m max x 3.86m to cupboard)

Double glazed window to rear with garden views, radiator, exposed hardwood floor and built in storage.

Bedroom Two

10' 7" approx x 10' 8" (3.23m approx x 3.25m)

double glazed window to rear aspect with garden views and radiator.

Bathroom

Fully tiled, wc, wash hand basin, chrome heated towel rail, bathtub with shower over, inset spotlights and double glazed obscure window to front aspect.

Front Garden

mostly graveled off road parking for multiple vehicles.



view this property online williamhbrown.co.uk/Property/NMT103868



welcome to

Portland Road, Newmarket

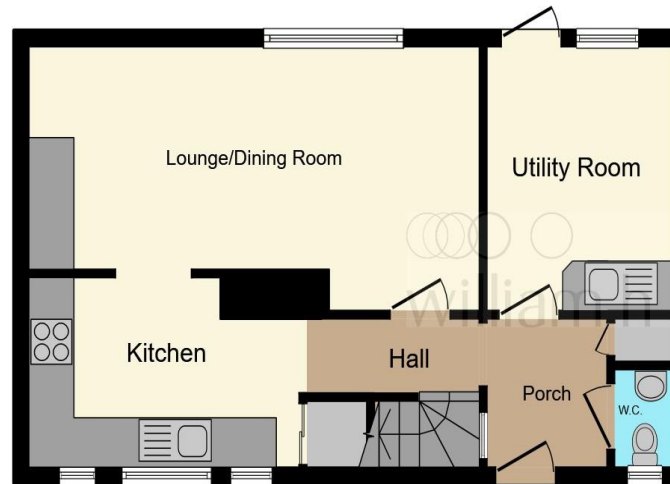
- Sizeable Rear Garden
- Two Double Bedrooms
- Off-Road Parking
- NO CHAIN!
- Ground Floor WC

Tenure: Freehold

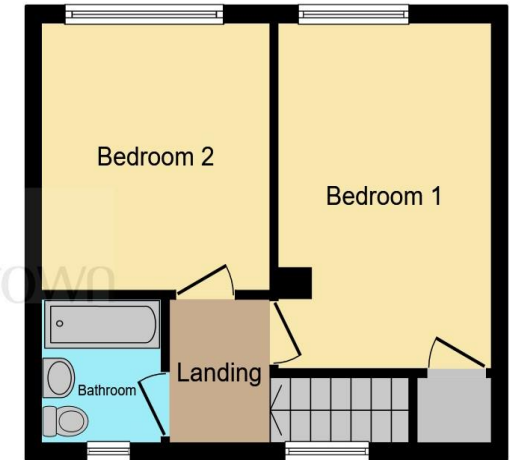
EPC Rating: D

offers over

£260,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/NMT103868



Property Ref:
NMT103868 - 0022

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01638 660633



newmarket@williamhbrown.co.uk



Meldreth House Wellington Street,
NEWMARKET, Suffolk, CB8 0HT



williamhbrown.co.uk