



Stanley Road
Newmarket, Suffolk CB8 8AF
Guide Price £220,500

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A charming Victorian cottage set on the outskirts of the town centre and next to beautiful gallops, enjoying landscaped gardens and a useful detached workshop to rear.

Boasting accommodation to include a living/dining room, kitchen, re-fitted bathroom, rear lobby, and two good size bedrooms. Benefiting from gas central heating.

Complete with lovely garden to the rear providing an appealing bonus to this property.

No onward chain and viewing is recommended.

Accommodation Details

Living Room 11'7 x 11'1 (3.53m x 3.38m)

TV aerial connection point, radiator, Upvc double glazed window to the front aspect, leading into:

Dining Room 11'11 x 7'11 (3.63m x 2.41m)

With staircase rising to the first floor, window to the rear aspect, radiator, door to:

Kitchen 11'6 x 6'9 (3.51m x 2.06m)

Fitted with a range of eye level, display and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap, double oven, space for freestanding fridge/freezer, tiled flooring, window to the side aspect, door out to lean to, further door to:

Bathroom 6'9 x 6'0 (2.06m x 1.83m)

Comprising low level WC, pedestal hand wash basin and

bath with shower over, tiled flooring, radiator, obscured window to the rear aspect with fitted thermal blind included.

Lean To 11'6 x 3'2 (3.51m x 0.97m)

Useful storage space or utility room with space for washing machine, door leading out to the rear garden.

First Floor Landing

Doors to:

Bedroom 1 11'1 x 9'6 (3.38m x 2.90m)

With Upvc double glazed window to the front aspect, radiator.

Bedroom 2 10'0 x 8'0 (3.05m x 2.44m)

With Tilt and Turn Upvc double glazed window to the rear aspect, airing cupboard containing Ideal Logic combi-boiler, radiator.

Outside

Beautifully presented rear garden laid mainly to lawn with extensive plant beds, tiled patio

area, path leading to under cover seating area and large workshop with built-in bench and shelving.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 54 SQM

Parking - On street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

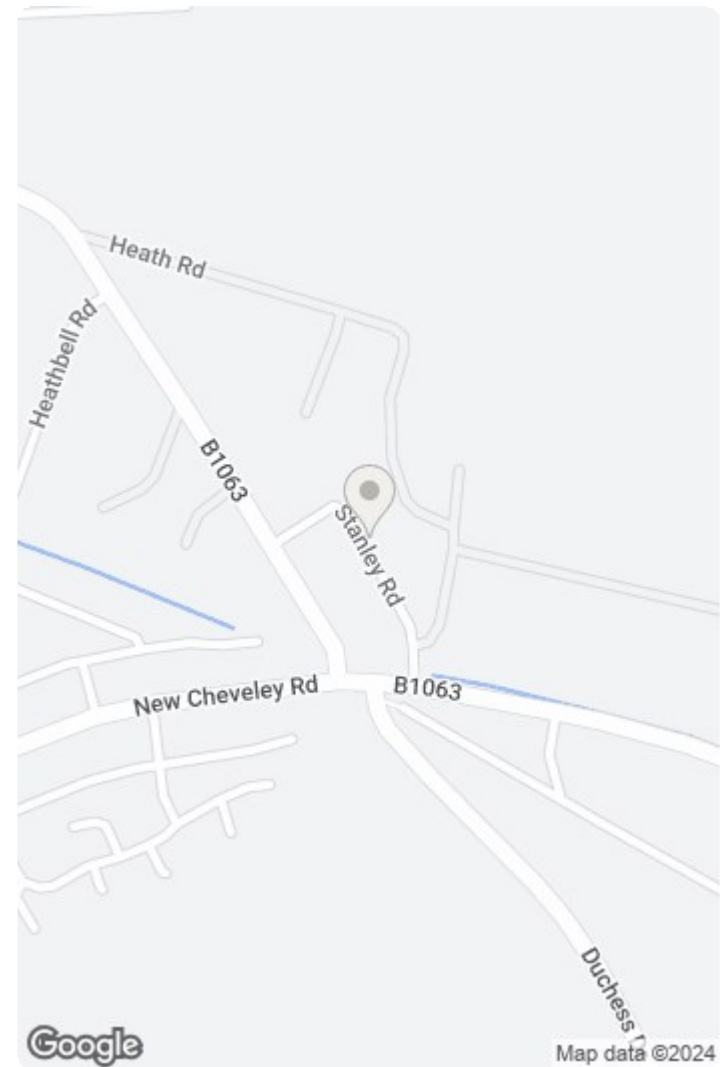
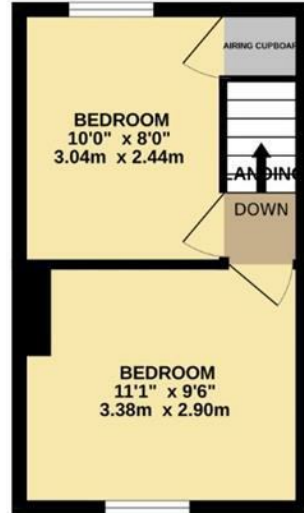
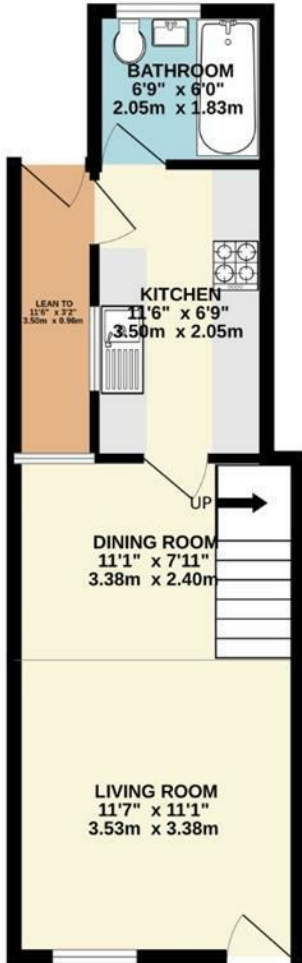
Rights of Way, Easements, Covenants - None that the

vendor is aware of



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



34 STANLEY ROAD

TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (94%) A	89	Very environmentally friendly - lower CO ₂ emissions 82 (94%) A	
11 (41%) B	66	61 (91%) B	
35 (46%) C		59 (89%) C	
49 (64%) D		56 (84%) D	
65 (84%) E		54 (81%) E	
78 (100%) F		51 (76%) F	
92 (120%) G		48 (72%) 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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