



Stanley Road
Newmarket, CB8 8AF
Guide Price £210,000

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A Victorian mid-terrace property set on the outskirts of the town centre and located within easy reach of the railway station.

The property enjoys accommodation to include living room, dining room, kitchen, bathroom and two good size bedrooms. Benefiting from double glazing and gas fired heating.

Externally the property offers a fully enclosed and mainly south facing rear garden.

No chain – viewing recommended.

EPC (C)
Council Tax B (West Suffolk)

Accommodation Details:

Fully glazed front entrance door through to the:

Living Room 10'9" x 12'1" (3.3m x 3.7m)

Spacious living room with TV connection point, wall lighting, radiator, laid wooden flooring, window to the front aspect and exposed bricked archway through to the:

Dining Room 11'1" x 7'6" (3.4m x 2.3m)

Laid wooden flooring, radiator, staircase rising to the first floor with storage cupboard under and door through to the:

Kitchen 9'6" x 6'6" (2.9m x 2m)

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashback areas, stainless steel sink and drainer with mixer tap over, oven and extractor hood, space for a fridge/freezer. Tiled

flooring, window to the side aspect, side external door and door through to the:

Bathroom

Comprising a low level WC, pedestal wash basin, panelled bath with wall mounted shower, part tiled walls, radiator and obscured windows to the side and rear aspect.

First Floor Landing

With access through to bedroom1 and 2.

Bedroom 1 10'9" x 9'10" (3.3m x 3m)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

Bedroom 2 9'10" x 7'10" (3m x 2.4m)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

Outside

Courtyard style rear garden with

timber garden shed, outdoor lighting and rear pedestrian gate.

Property Information:

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)
Property Type - Mid-Terrace House

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

Square Meters - 53 SQM

Parking - TBC

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

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

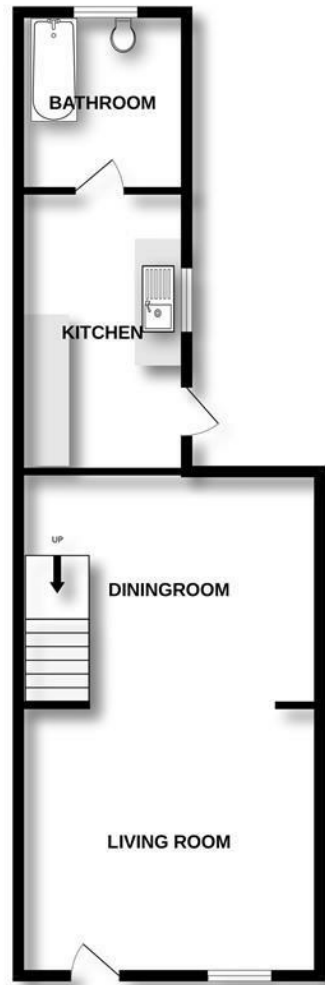
Mobile Signal/Coverage – Limited
Ofcom advise.

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

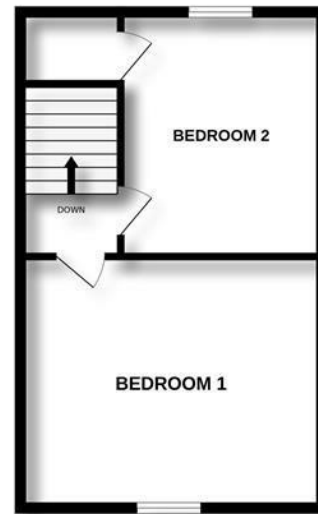
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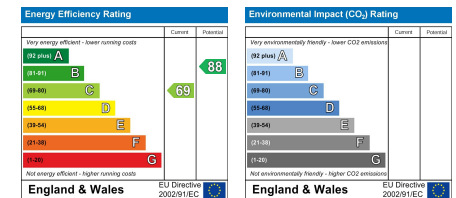
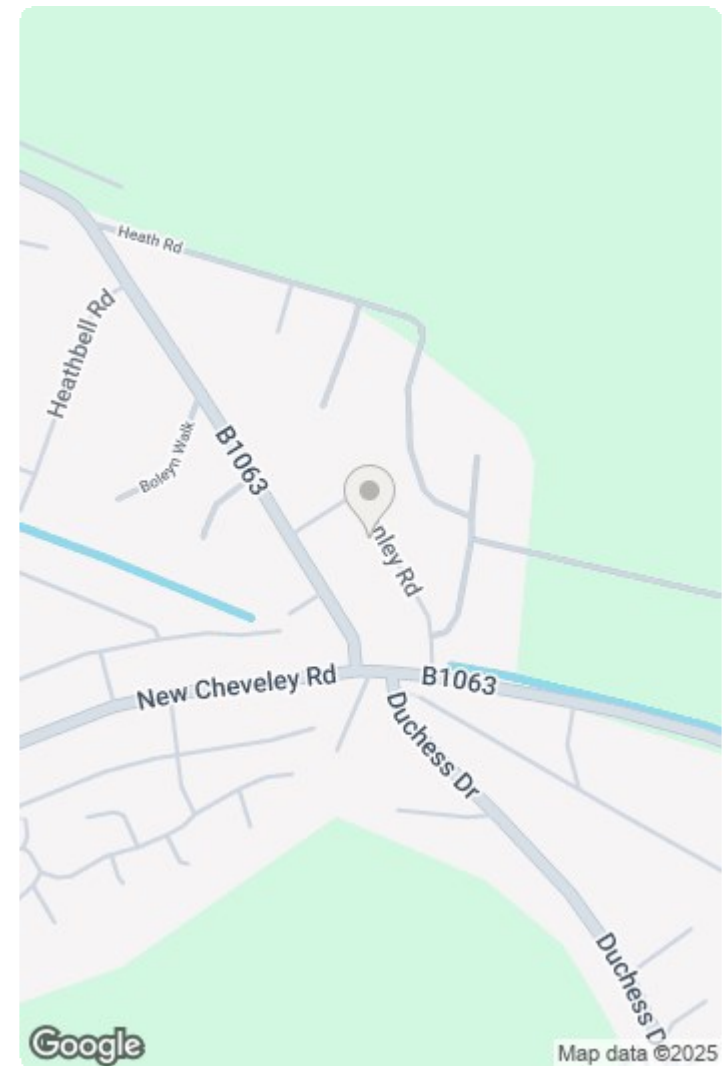
GROUND FLOOR



1ST FLOOR



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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