



Rous Road
Newmarket, CB8 8DL
Guide Price £285,000

Rous Road, Newmarket, CB8 8DL

A rather spacious and incredibly deceptive property superbly located within yards of the High Street and an appealing mix of coffee shops and restaurants.

Offering sizeable rooms throughout, this property offers high ceiling providing an excellent additional feature. Accommodation includes entrance hall, two reception rooms, kitchen/breakfast room, three DOUBLE bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a fully enclosed courtyard style rear garden.



Accommodation Details:

Fully glazed front entrance door through to the:

Hallway

With radiator, staircase rising to the first floor and door through to the:

Kitchen 12'5" x 8'6" (3.8m x 2.6m)

Modern kitchen fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated oven and hob with extractor hood above, space for a washing machine and fridge/freezer. Tiled flooring, radiator, window to the rear and external door out to the garden.

Living Room 16'0" x 7'10" (4.9m x 2.4m)

Good sized living room with TV connection point, radiator and window to the rear aspect.

Study 10'2" x 5'10" (3.1m x 1.8m)

With radiator and window to the front aspect.

Cloakroom

Low level WC and hand basin.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 10'5" x 10'2" (3.2m x 3.1m)

Double bedroom with radiator, window to the front aspect and door through to the:

Ensuite

Ensuite comprising a low level WC, pedestal hand basin, walk-in shower cubicle, tiled flooring and radiator.

Bedroom 2 12'9" x 7'10" (3.9m x 2.4m)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 8'10" x 8'6" (2.7m x 2.6m)

Double bedroom with radiator and window to the rear aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath, tiled flooring and radiator.

Outside

Courtyard style rear garden with outdoor lighting and rear pedestrian gate.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid-Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 89 SQM

Parking - N/A

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

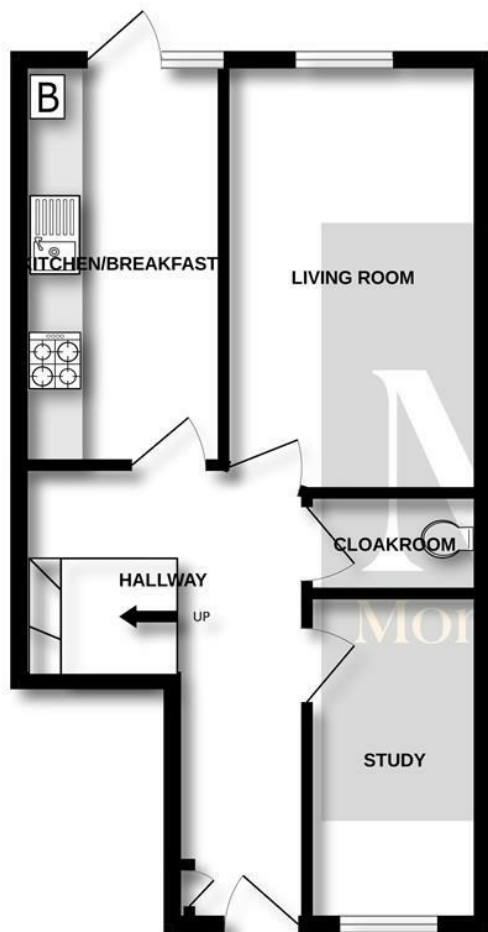
Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

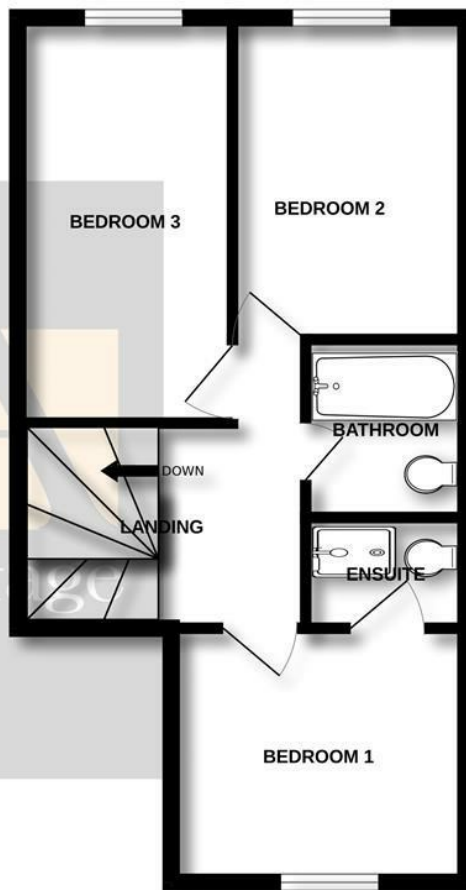
Mobile Signal/Coverage - Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants - None that the vendor is aware of



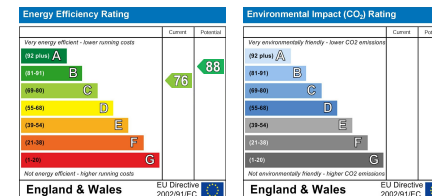
GROUND FLOOR



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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