



**Rous Road,
Newmarket, CB8 8DH
Guide Price £475,000**

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Rous Road, Newmarket, CB8 8DH

Set on the charming Rous Road in Newmarket, this delightful Victorian terraced house, built in 1882, offers a perfect blend of period features and modern living. Spanning an impressive 1,105 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The house comprises three well-proportioned bedrooms, providing ample space for a growing family or those seeking a comfortable home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The character of this Victorian property is evident throughout, with its traditional architecture and inviting atmosphere. Located in a vibrant area, residents will benefit from the local amenities and the rich history that Newmarket has to offer.

This charming home is perfect for anyone looking to embrace the elegance of Victorian living while enjoying the comforts of modern life. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

About Newmarket:

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 20 miles from Bury St Edmunds, and roughly 30 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.

Entrance Hall

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

Living/Dining Room

26' x 10'5"

Spacious living room featuring a electric wall mounted fireplace, TV connection point, bay fronted window and opening through to the the dining area.

With radiator, beautiful ornate ceiling roses and French doors out to the rear garden.

Kitchen

16'0" x 8'10"

Modern kitchen fitted with a range of matching eye and base level storage units with working granite surfaces over, glass splashbacks, inset sink and drainer with mixer tap over. Integrated appliances to include a range cooker with 6-ring gas burner hob and extractor hood above, fridge/freezer and dishwasher. Space and plumbing for a

washing machine. Tiled flooring, underfloor heating, dual aspect windows to the side aspect and bi-folding doors opening out to the rear garden.

First Floor Landing

With access through to the bathroom, bedroom 2 and 3. Staircase rising to the second floor.

Bedroom 2

11'5" x 15'6"

Double bedroom with featured cast iron fireplace, built in wardrobes, radiator and three sash windows to the front aspect.

Bedroom 3

11'9" x 9'10"

Double bedroom with cast iron fireplace, two built in wardrobes, radiator and sash window to the rear aspect.

Bathroom

11'9" x 8'10"

Luxury fitted bathroom with low level WC, two pedestal hand basin, walk-in shower with waterfall shower head, free standing bath with hand-held shower attachment, tiled flooring, heated towel rail, underfloor heating and partly obscured sash window to the rear aspect.

Second Floor Landing

Window to the rear aspect, Door through to:

Bedroom 1

10'1" x 15'6"

Double bedroom with built in eaves storage cupboard and wardrobes, radiator, dormer sash window to the front aspect and door through to the:

Ensuite

Four piece bathroom suite comprising a low level WC,

pedestal hand basin, enclosed shower cubicle, panelled bath with hand-held shower attachment, laid wooden style flooring and Velux window.

Cellar

11'5" x 15'8"

With power & lighting.

Outside - Front

Enclosed frontage accessed via pedestrian gate. Pathway leading up to the front entrance.

Outside - Rear

Enclosed rear garden containing a variety of mature shrubs and flowers. Paved patio seating area with step on to the laid artificial lawn. Rear pedestrian gate.

Property Information:

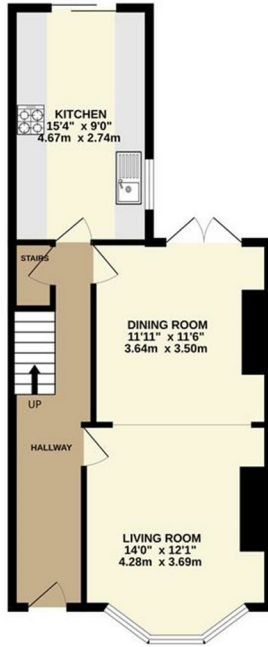
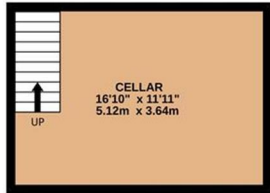
EPC - D
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Terrace
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 131 SQM
Parking – N/A
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband 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

BASEMENT
200 sq.ft. (18.6 sq.m.) approx.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.6 sq.m.) approx.

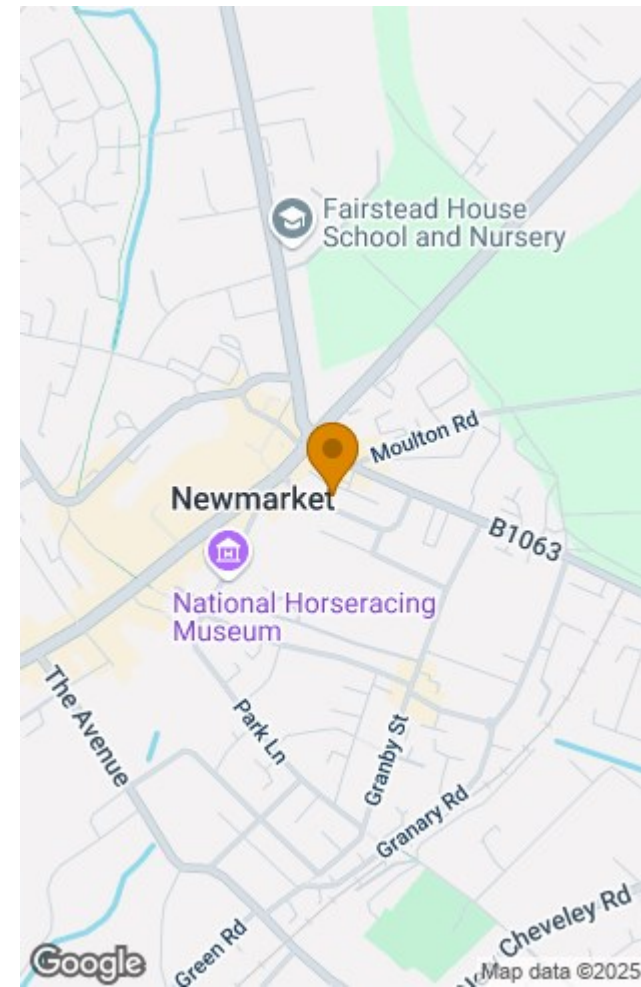
2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



21 ROUS ROAD

TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



