



**All Saints Road,  
Newmarket, Suffolk CB8 8ES  
Guide Price £220,000**

**MA**  
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## All Saints Road, Newmarket, Suffolk CB8 8ES

**A charming Victorian cottage set in the heart of this thriving and well served town and in walking distance of an appealing mix of restaurants and shops.**

**Boasting accommodation to include living room/dining room, kitchen, two bedrooms and first floor bathroom. Benefiting from gas fired heating and double glazing.**

**Externally the property offers a courtyard style rear garden.**

### 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.

### Living Room 22'1 x 11'8

With bespoke built in shelving / storage and television space, grey wood effect flooring, staircase rising to the first floor and glazed door opening to rear courtyard. Opening to:

### Kitchen

7'6 x 5'7

Fitted with a range of contemporary eye level and base storage units with granite effect working top surfaces over, stainless steel sink unit, electric oven and hob, stainless steel extractor hood, space for fridge freezer and washing machine, recessed lighting and casement window to the rear aspect.

### First Floor Landing

Generous landing with loft access, over stairs cupboard and access and doors to all rooms.

### Bedroom 1

11'5 x 10'

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

### Bedroom 2

7'6 x 5'8

With radiator and window to the rear aspect.

### Bathroom

Contemporary white, four piece suite comprising corner shower cubicle with hand held and drench head attachments, panel sided bath, floating wash hand basin, low level

WC and obscured window to the rear aspect.

### Courtyard Garden

Paved garden with timber shed and gated rear access.

### Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 53 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

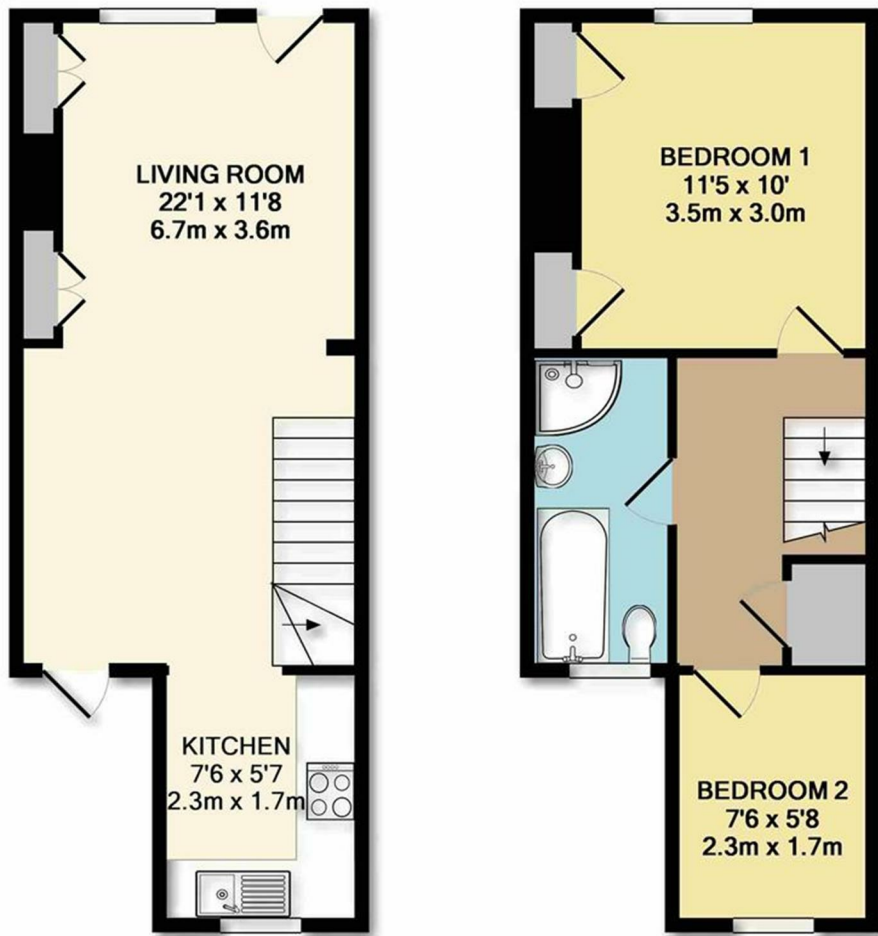
networks

Rights of Way, Easements,

Covenants – None that the vendor

is aware of



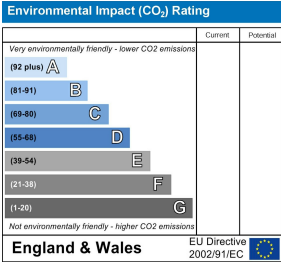
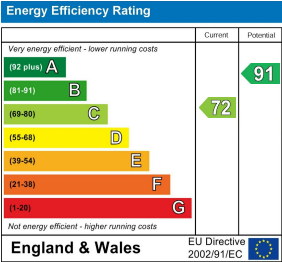
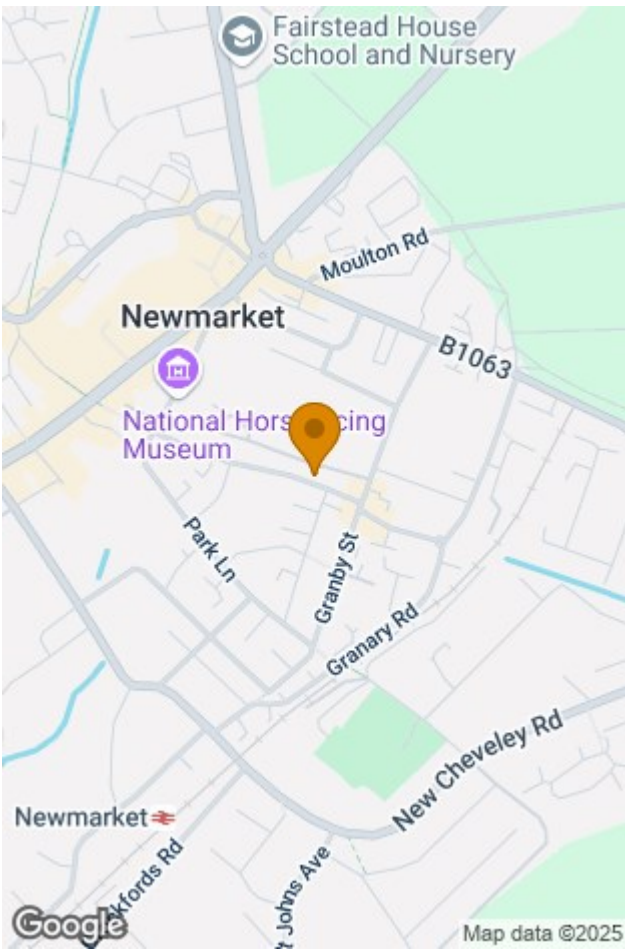


GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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