



**Park Lane,
Newmarket, CB8 8AZ
£259,950**

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Set in the heart of Newmarket and walking distance of all amenities, this property offers a superb opportunity to update and improve.

This impressive and spacious Victorian home benefits from entrance hall, living room and kitchen to the ground floor. To the first floor there are 2 generous double bedrooms and spacious bathroom.

A further benefit is a basement room with fire doors and window access to street level, offering flexibility to be a further reception room or large bedroom.

Having been a rental property for many years, the property has had yearly boiler services and an electrical test, and now is needing general refurbishment throughout and benefits from many original features.

Sold with the benefit of NO CHAIN.

Note: Some photo's have been staged with AI to give an artist impression of what improvements could be made.

Entrance Hall
With stairs leading to first floor, doors leading to living room and kitchen, fire door to stairs leading to basement, stable door to rear courtyard. Wood floor boards, radiator.

Living Room
11'9" x 11'6"
With bay window to front aspect, original feature fireplace, wood floor boards, radiator.

Kitchen
11'9" x 10'1"
With sash window to rear aspect, wood flooring, range of wall and base units with inset sink and space and plumbing for washing machine.

Basement
inner hallway with understairs cupboard, door leading to:

WC
With low level macerator WC

Bedroom 3
11'8" x 11'2"
With sash window to front aspect (allows fire escape to the street), shower cubicle and vanity hand basin, radiator.

First Floor

Landing
With 2 original stained glass windows to rear aspect, loft access.

Bedroom 1
12'0" (min) x 11'11" (min)
With bay window to front aspect, original cast iron fire place, built in cupboards, radiator.

Bedroom 2
12'0" x 11'6"
With 2 windows to front aspect, radiator.

Bathroom
11'10" x 10'1" (max)
With roll top bath with shower attachment over, low level WC, pedestal hand basin, window to rear aspect, aiting cupboard.

OUTSIDE
Small courtyard area with gated rear access.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 111 SQM
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas

Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – Right of way through side passage to access the courtyard (no right of way through the courtyard for others)

LOCATION
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.





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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- **Superb Renovation Opportunity**
- **Impressive 2/3 Bedroom Victorian Home**
- **Centrally Located**
- **2 First Floor Double Bedrooms**
- **First Floor Bathroom**
- **Basement Room**
- **Small Rear Courtyard**
- **NO CHAIN**



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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