



56 All Saints Road
Newmarket, CB8 8ET
Guide Price £285,000

shires
residential

56 All Saints Road, Newmarket, CB8 8ET

Shires Residential are in receipt of an offer of £265,000 for 56 All Saints Road, Newmarket, CB8 8ET. Anyone wishing to place an offer on this property should contact the agents within seven days from the date of this notice. 8th May 2024

Shires residential Sales are delighted to offer to the market for sale this deceptively spacious and charming three bedroom end of terraced property located just moments from Newmarket High Street.

Accommodation split over three levels includes a good sized living room with log burner, fitted kitchen complete with AGA cooker, three good sized double bedrooms, family bathroom and the added benefit of a spacious basement room/additional bedroom.

Externally the property offers a fully enclosed low maintenance courtyard style garden.



Location

The historic market town of Newmarket is located between the university city of Cambridge and Bury St Edmunds on the Suffolk/Cambridgeshire border. There is excellent access to the A14 which interconnects to the M11 motorway to London and the A11 to the east.

There is a train station on the branch line between Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted Internal Airport is around 40 minutes away.

Newmarket has a wide range of amenities including schools, shops, supermarkets, numerous hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. It is a major business cluster, with annual investment rivalling that of the Cambridge Science Park which is the other major cluster in the region.

Kitchen

16'7" x 13'11" (5.07 x 4.25m)

Fitted with a range of eye level and base storage units with working top surfaces over, butler sink, AGA oven, space for fridge freezer, windows to the rear and side aspect. Wooden shutter blinds. Door leading to the Courtyard Garden.

Living Room

24'4" x 13'11" (7.44 x 4.25m)

Particular spacious Living Room, wooden floor, dual aspect windows and a log burner.

Basement/Additional Bedroom

26'4" x 12'2" (8.04 x 3.73m)

Ideal for an additional bedroom or Gym/Home Study/Playroom

Bedroom One

14'0" x 13'11" (4.27 x 4.25m)

With sash windows to front aspect, feature fireplace, wooden flooring and a radiator.

Bedroom Two

10'4" x 6'11" (3.17m x 2.12m)

With glazed sash window to rear aspect, wooden flooring and a radiator.

Bedroom Three

10'3" x 10'2" (3.14 x 3.12m)

With glazed sash window to rear aspect, radiator.

Bathroom

8'0" x 6'5" (2.44 x 1.97m)

Free standing roll top bath with shower attachment, low level WC and wash hand basin.

External

Sunny courtyard garden to the rear of the property.

Perfect for young families or professionals - early viewing is essential.

Services/Additional Information

Mains electric, water and drainage connected.

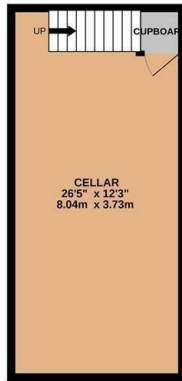
Gas central heating.

Council tax band C (West Suffolk Council).





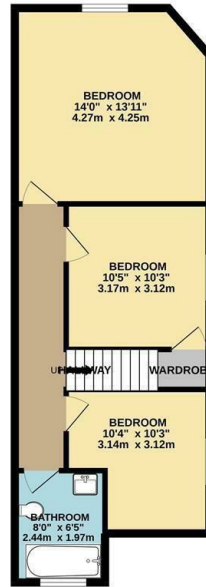
BASEMENT
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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 is given 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(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	