



**28 Park Lane
Newmarket, Suffolk**

**DAVID
BURR**



28 Park Lane, Newmarket, Suffolk, CB8 8AX

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A super opportunity to purchase this charming and recently refurbished three-bedroom terrace property. Conveniently situated just a short walk from the town high street with all of its amenities, the property has been thoughtfully updated to retain much of its original character, but blended with modern finishes. The property would be an ideal starter home, rental property or would perfectly suit someone looking to downsize.

An attractive and recently renovated three-bedroom terrace property in Newmarket just a short walk from all of its amenities.

Ground Floor

Entering in the partially glazed front door to the:

SITTING/DINING ROOM This open plan space features double aspect windows which flood the space with light. The reconditioned fireplace adds a lovely hint of character. With newly fitted wood effect flooring, understairs storage and stairs rising to the first floor. Door to:

KITCHEN With a range of newly fitted base and wall units complete with worktops over. Inset sink with mixer tap looks out the window to the side aspect, complete with tiled backsplash and window sill. The space also has a new electric oven with hob above and extractor hood over. There is additional space for a freestanding fridge/freezer as well as plumbing and space for a dishwasher or washing machine. Door to:

REAR LOBBY With door leading to the rear garden, cupboard housing the newly fitted boiler, and leading through to the:

BATHROOM Newly fitted suite which includes a bath with shower over, fully tiled surround and glass shower screen as well as a hand wash basin with mixer tap, WC and heated towel rail. Frosted window to the rear aspect.

First Floor

LANDING With access to the loft and doors to:

BEDROOM 1 A spacious double with new carpets and window to the front aspect.

BEDROOM 2 Another spacious bedroom with new carpets and window to the rear aspect.

BEDROOM 3 The third bedroom with new carpets and window to the rear aspect.

Outside

The front aspect offers a small walled front garden with delightful original checkered path leading to the entrance. The remainder of the front garden has been shingled for ease and maintenance.

To the rear of the property, there has been substantial renovation to maintain the light in the south-westerly space. There is a large shingled area which has a raised bed built. The remainder of the space is paved. Fully enclosed, the rear garden has access across the neighbouring property for bins.

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SERVICES: Mains water gas and electricity. Gas fired central heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band G.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band B (£1,715.72 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

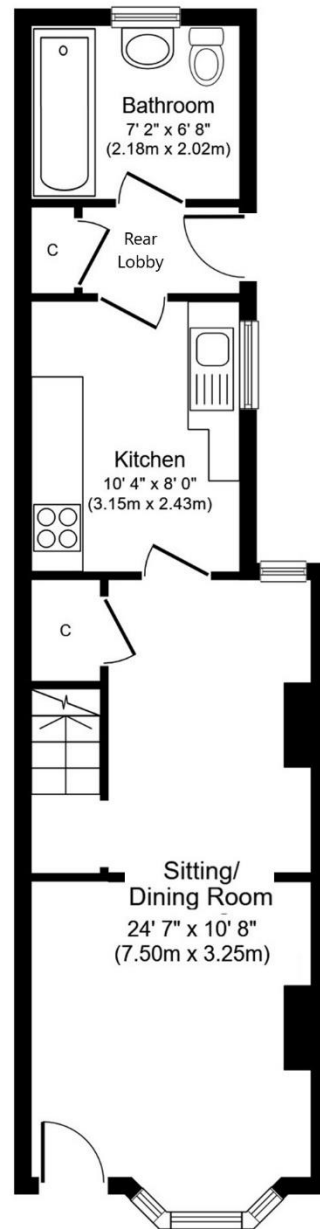
Phone Signal: Likely with all major providers.

WHAT3WORDS: following.mocking.solutions

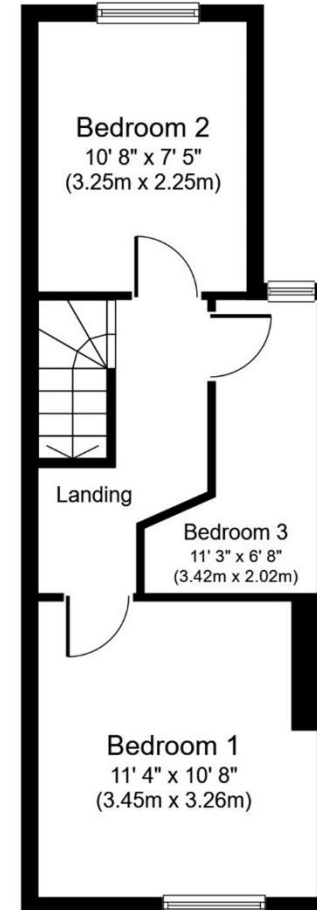
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
420 sq. ft.
(39.0 sq. m.)



First Floor
Approximate Floor Area
330 sq. ft.
(30.6 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

