



**15 Field Terrace Road
Newmarket, CB8 0AD
£210,000**

15 Field Terrace Road, Newmarket, CB8 0AD

A charming Victorian cottage set on the outskirts of the town centre and located in a cluster of similar properties.

Boasting accommodation to include living room, refitted kitchen/breakfast room, bathroom, two good size bedrooms.

Externally the property offers a fully enclosed courtyard style garden and useful outbuilding/storage.

Living Room 11'11" x 11'5" (3.65m x 3.50m)

With feature brick built fire place. Bay fronted window with storage under. Radiator.

Kitchen 11'11" x 10'0" (3.65m x 3.07)

Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Integrated oven with inset hob and extractor fan over. Stairs rising to first floor. Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising low level WC, hand basin and panelled bath with shower over. Heated towel rail. Window to side aspect.

Bedroom 1 11'11" x 9'11" (3.65m x 3.04m)

With window to front aspect. Radiator.

Bedroom 2 9'11" x 9'0" (3.04m x 2.75m)

With window to rear aspect. Radiator.

Outside - Rear

Fully enclose rear courtyard benefitting from a useful outhouse.

Outside - Front

Gated front courtyard with paved path leading to front door.

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 15 miles from Bury St Edmunds, and roughly 40 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.

EPC - D

Tenure - Freehold

Council Tax Band - A

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

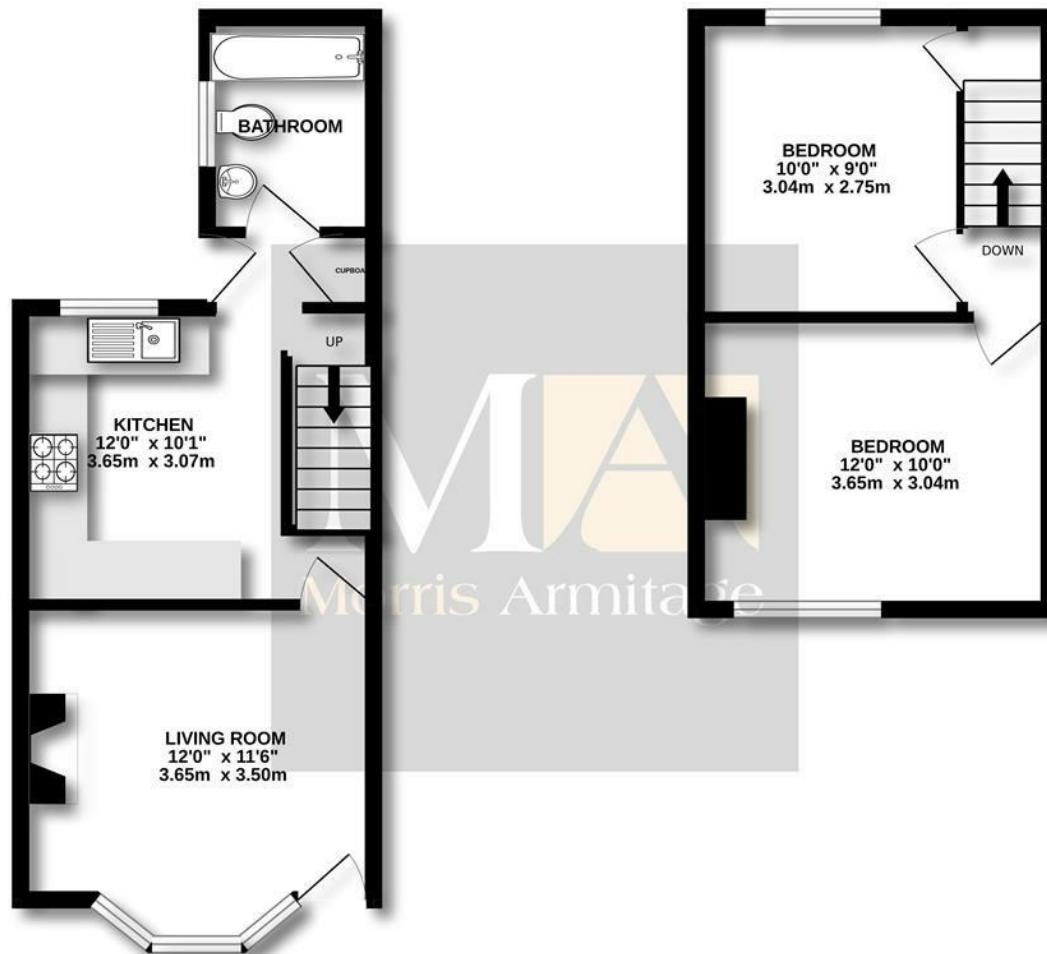
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

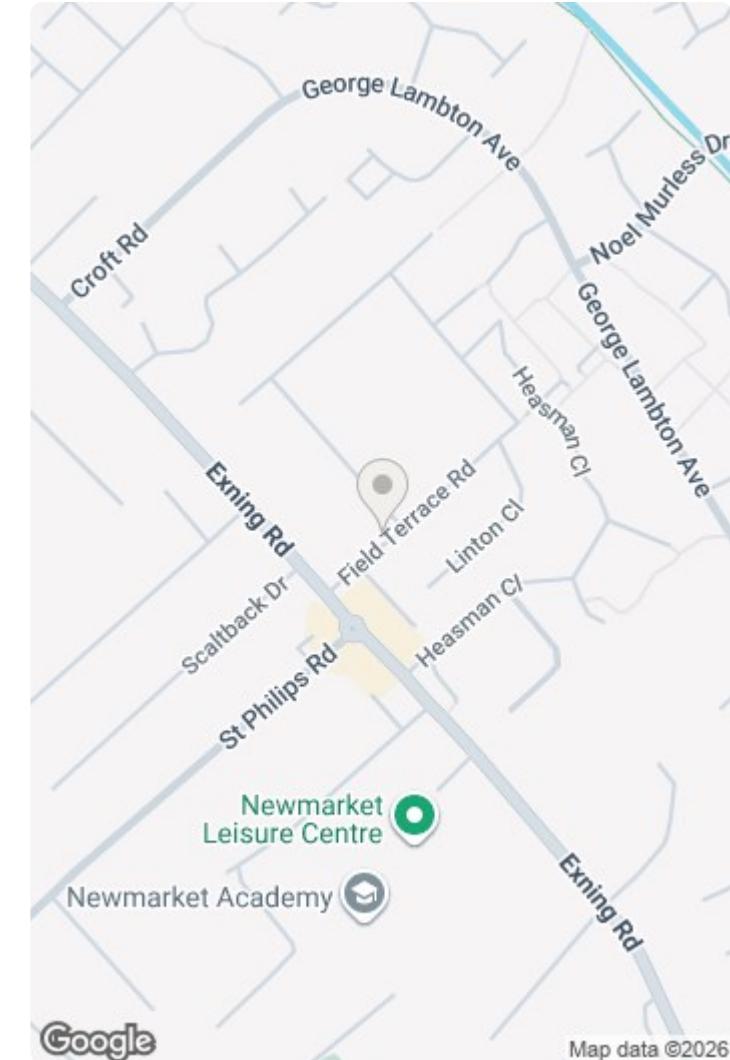
Rights of Way, Easements, Covenants – None that the vendor is aware of



Property Details



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	
(81-91) B	
(69-80) C	
(55-68) D	
(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	

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