

Parkers Walk,
Newmarket, CB8 7AS

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A modern end of terrace family home standing within this popular development and enjoying a lovely aspect to front overlooking the open field.

Offering sizeable rooms throughout, this property boasts accommodation to include an entrance hall, cloakroom, living room/dining room, kitchen, three good size bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden and residents parking.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Living Room
18'0" x 14'11"
Windows to front and rear aspect, French doors leading to rear aspect. Staircase to first floor.

Kitchen
14'0" x 8'11"
Fitted with a range of eye and base level units with worktop over. Stainless steel sink and mixer tap over, with space for white goods. Window to rear aspect.

Bathroom
Suite comprising of a panelled bath with shower attachment over. WC and a pedestal sink basin. Window to front aspect.

Bedroom 1
15'3 x 9'7
Built in storage, Window to front and rear aspect.

Bedroom 2
8'10 x 8'9
Built in storage, window to rear aspect.

Bedroom 3
8'6 x 8'5
Built in storage, window to rear aspect.

Outside Front
Fenced front garden, mainly laid to lawn with paved pathway leading to front door.

Outside Rear

Property Details
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 78 SQM
Parking – Garage en bloc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.

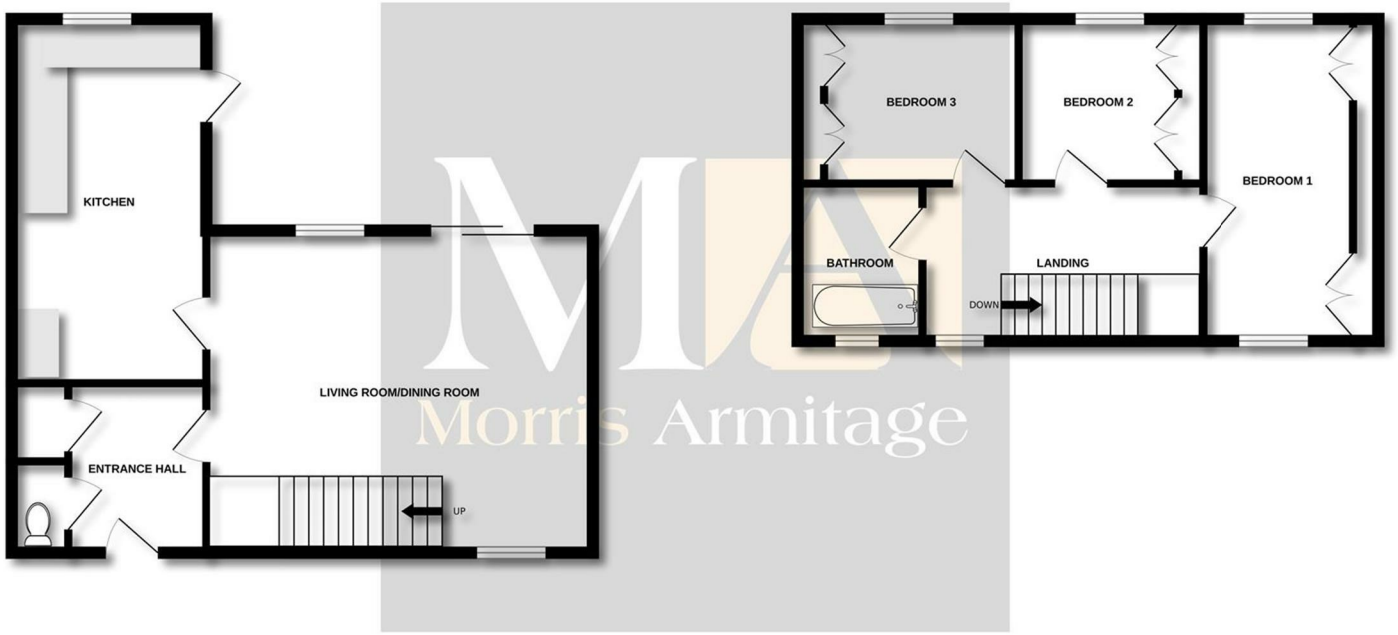






GROUND FLOOR

1ST FLOOR

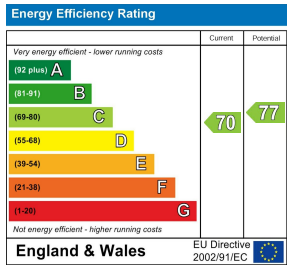


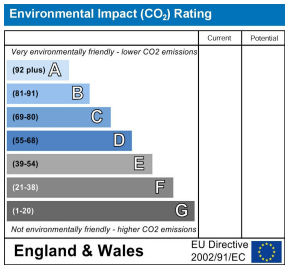
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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- **End of Terrace Family Home**
- **Popular Location**
- **NO ONWARD CHAIN**
- **Good Size Rooms**
- **3 Bedrooms**
- **Enclosed Rear Garden**
- **Residents Parking**
- **Viewing Advised**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



















