



**Park Lane,
Newmarket, CB8 8AZ
£240,000**

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Park Lane, Newmarket, CB8 8AZ

A charming Victorian terraced home occupying a sought-after location, ideally positioned within easy reach of a wide range of local amenities and just a short walk from the railway station.

Full of character and appealing period features, this delightful property offers well-presented accommodation comprising a welcoming living room, separate dining room, refitted kitchen, two generously proportioned bedrooms and a first-floor bathroom.

Externally, the property benefits from a sizeable, fully enclosed courtyard-style rear garden, providing an ideal space for outdoor relaxation and alfresco dining.

An attractive home combining period charm with a convenient location.

Entrance way

Front door leading to:

Living Room

12'10" x 11'7"

Carpeted room, bay window, built-in storage, black iron gas fire place with mantelpiece. Windows to front aspect. Internal door through to:

Dining Room

11'7" x 11'0"

Wooden flooring, built-in shelving, storage cupboard, black iron decorative fireplace with mantelpiece, pendant light fixture. Window to rear aspect. Access to first floor via staircase. Opening through to:

Kitchen

9'0" x 6'7"

Fitted with a range of matching eye and base level units with worktop over. Integrated resin sink basin with drainage board and a stainless steel mixer tap. Space for white goods. Tiled flooring, with window to side aspect and an external door to rear.

Bedroom 1

11'9" x 10'10"

Carpeted room, decorative fireplace, built-in wardrobe, window to front aspect.

Bedroom 2

11'0" x 8'2"

Carpeted room, built-in shelving, window to rear aspect.

Bathroom

Suite comprising of a panelled bath with shower attachment and shower curtain, WC, handwash basin with under-sink storage cupboards, and a heated ladder-style towel rail.

Outside Front

Enclosed patio area with gate from pavement.

Outside Rear

The rear of the property is enclosed and mainly decking with space for outdoor seating. Access to outdoor storage area. Rear gate.

Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 63 SQM

Parking – On-road parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

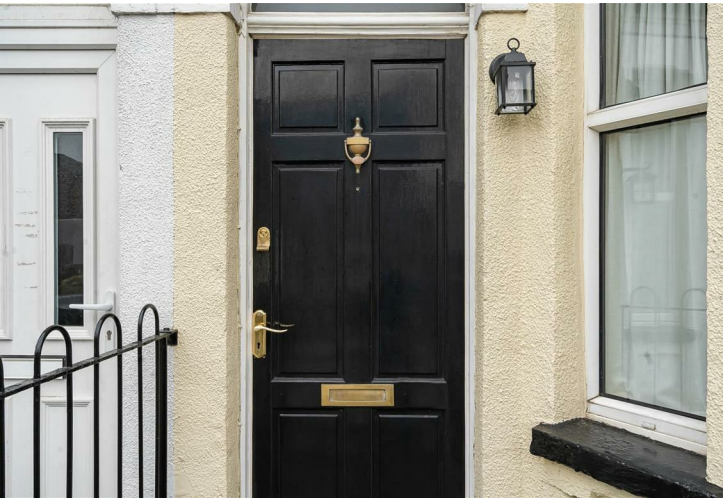
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

Location

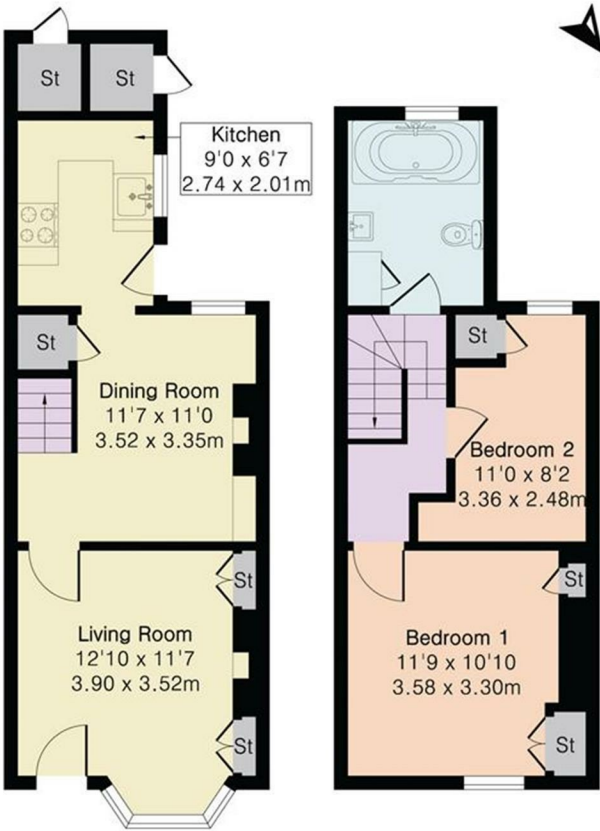
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



Approximate Gross Internal Area 673 sq ft - 63 sq m

Ground Floor Area 353 sq ft – 33 sq m

First Floor Area 320 sq ft – 30 sq m



Ground Floor

First Floor

- **Highly Regarded Town Location**
- **Close to Train Station**
- **Well Presented Throughout**
- **Period Features**
- **Enclosed Rear Garden**
- **Courtyard Style Rear Garden**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.



