



**Park Cottages  
Newmarket, CB8 8BB  
Offers Over £155,000**

**MA**  
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# Park Cottages, Newmarket, CB8 8BB

A charming Victorian semi-detached property set in the centre of this thriving town and located in striking distance of the railway station.

Boasting accommodation to include living room, kitchen/breakfast room, bathroom and two double bedrooms. Benefiting from gas fired heating and double glazing.

Outstanding value for money – viewing recommended.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## About Newmarket:

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.

## Living Room 11'3" x 11'5" (3.45 x 3.5)

Good sized living room with featured bricked fireplace, TV connection point, storage cupboard, radiator, window to the front aspect and door through to the:

## Kitchen/Breakfast Room 10'5" x 11'8" (3.18 x 3.58)

Fitted with eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven with extractor hood above, space for a washing machine and fridge. Laid wooden flooring, radiator, staircase rising to the first floor with storage cupboard under and door through to the:

## Lobby

With side external door.

## Bathroom 5'3" x 6'0" (1.62 x 1.84)

Three piece bathroom suite comprising a low level WC, hand basin, panelled bath with wall mounted shower and obscured window to the side aspect.

## First Floor Landing

With access through to the bedrooms.

## Bedroom 1 11'7" x 11'6" (3.54 x 3.53)

Double bedroom with featured cast iron fireplace, radiator and window to the front aspect.

## Bedroom 2 10'4" x 8'8" (3.17 x 2.66)

Double bedroom with radiator and window to the rear aspect.

## Outside

Enclosed courtyard style rear garden.

## Property Information:

Maintenance fee - N/A

EPC - D

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 - 53 SQM

Parking – n/a

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 suggest 'likely'

Rights of Way, Easements, Covenants

– None that the vendor is aware of

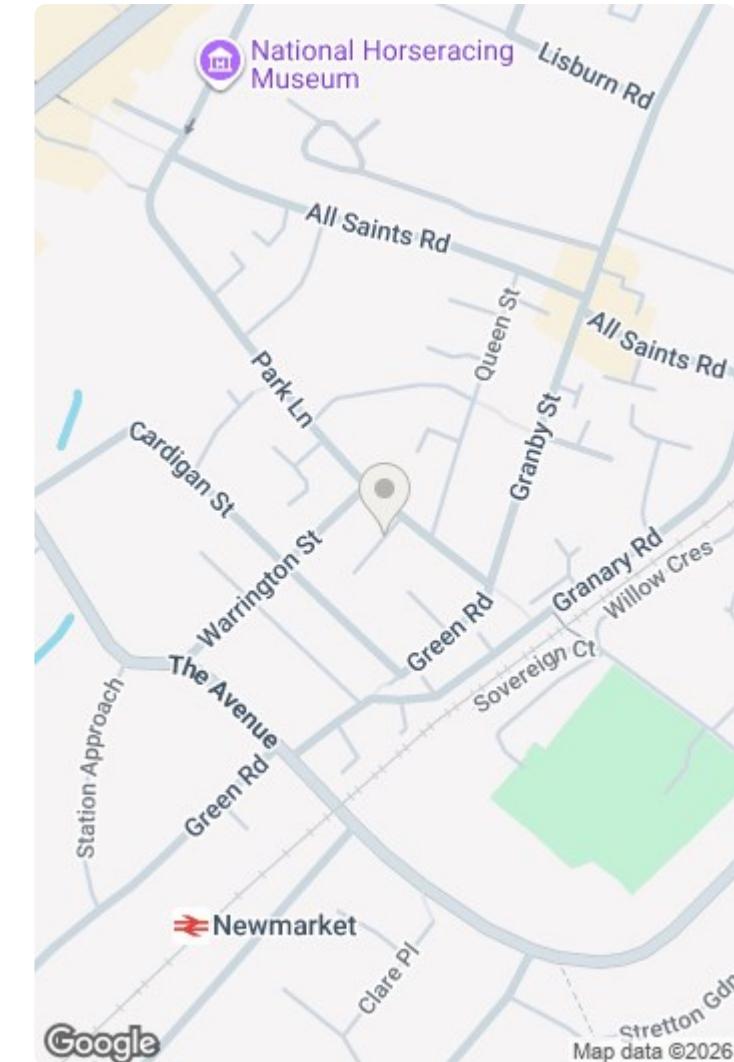


GROUND FLOOR

1ST FLOOR



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 operation 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales 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 from 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.

