



**Bakers Row, Newmarket, CB8 0AA**

**Guide Price £250,000**

**MA**  
Morris Armitage

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# Bakers Row, Newmarket, CB8 0AA

A charming and recently refurbished cottage nestling on the edge of the town centre and set in striking distance of an appealing mix of restaurants and coffee shops.

Oozing with character, this lovely home offers accommodation to include entrance porch, living room, dining room, kitchen, two good size bedrooms and a first floor bathroom.

Externally the property offers a fully enclosed courtyard style rear garden providing ample space for table and chairs.

Viewing recommended.

### Entrance Porch

Leading to living room via part glazed door.

### Living Room

14'0" x 11'11"  
Window to the front aspect. Bespoke fitted cupboard. Focal original fireplace with mantel over and tiled hearth. Radiator. Door leading to dining area.

### Dining Room

12'0" x 9'11"  
With steps leading down to open plan dining area. Additional understairs desk area with spot lighting. Radiator. Understairs cupboard. Stairs rising to first floor. Entrance to kitchen.

### Kitchen

14'0" x 7'11"  
With a range of fitted eye and base level cupboards with wooden worktop over. LVT flooring. Butler sink with mixer tap over, wall shelving above. Space for range cooker with chimney style extractor hood over. Fitted with stainless steel splash back. Space and plumbing for washing machine and dishwasher. Radiator. French doors leading to rear garden.

### First Floor Landing

With doors leading to both bedrooms and bathroom.

### Bedroom 1

11'11" x 11'6"  
A spacious double bedroom with

original focal fireplace with attractive tiling, mantle over with tiled hearth. Window to the front aspect. Built-in double wardrobe with storage above. Radiator. Loft hatch. Door leading to landing.

### Bedroom 2

9'5" x 8'5"  
Well proportioned room with window to the rear aspect. Built-in triple wardrobe. Radiator. Door to landing.

### Bathroom

White suite comprising low level WC, pedestal handbasin with mixer tap over, bath with mixer tap and shower over, tiled to wet area. LVT flooring. Obscured window to the side aspect. Door leading to the landing.

### Outside - Front

Gated and paved frontage leading to entrance porch. Attractive planting. Fencing to the side of the property.

### Outside - Rear

Fully enclosed garden laid with shingle. Gated rear access and pathway. French doors leading to kitchen.

### PROPERTY INFORMATION

EPC - D  
Tenure - Freehold  
Council Tax Band - B (West Suffolk)  
Property Type - Mid Terrace House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

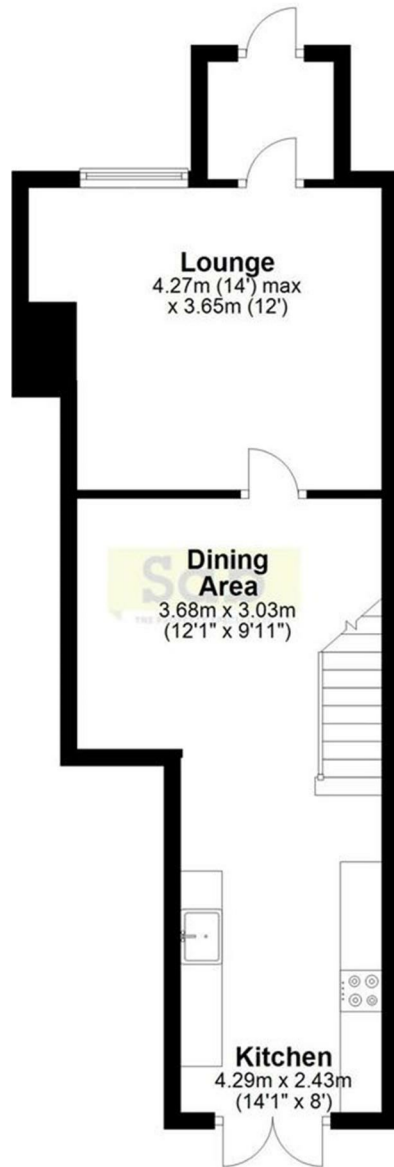
Square Meters - 71.2 SQM  
Parking – On street parking  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available  
1800 mbps download, 220 mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on 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**  
Approx. 39.3 sq. metres (423.0 sq. feet)

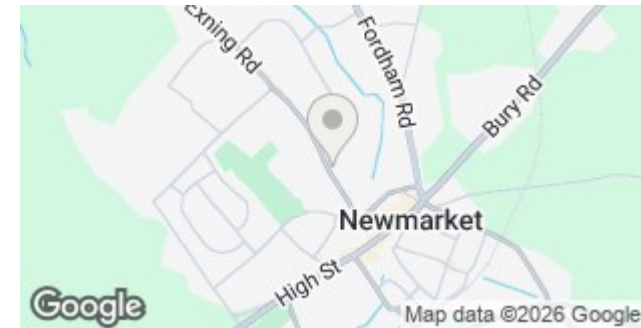


**First Floor**  
Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 71.2 sq. metres (766.1 sq. feet)

- Charming Cottage
- Central Location
- Two Well Proportioned Bedrooms
- Rear Courtyard Garden
- Viewing Recommended



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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