



**42 Park Lane, Newmarket CB8 8AZ**  
**Guide Price £280,000**

## Park Lane, Newmarket CB8 8AZ

A delightful bay fronted period terraced home in the centre of Newmarket close to the High Street and within walking distance of the railway station.

The property offers a separate living room and dining room, a fitted kitchen, a large first floor bathroom and two bedrooms. Externally, there is a lovely courtyard garden and patio.

Viewing is strongly recommended.

### Entrance Hall

With half glazed door leading to dining room. Radiator.

### Kitchen 12'5" x 8'4" (3.81m x 2.56m)

Fitted kitchen with a range of matching eye and base level cupboards with wooden worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Space and connection for electric cooker with stainless steel extractor above. Space and plumbing for washing machine and dishwasher. Space for under counter fridge and freezer. Attractively tiled splashbacks. Dual aspect windows. Radiator. Half glazed door to dining room. Door to rear courtyard.

### Living Room 14'7" x 10'9" (4.47m x 3.29m)

Delightful living room with bay window to the front aspect. Inset feature fireplace with stone hearth. Wooden flooring. Radiator. Opening to the dining room.

### Dining Room 11'10" x 10'9" (3.62m x 3.29m)

Charming dining room with wooden flooring. Window to the rear aspect. Radiator. Opening to the living room. Half glazed doors to both the kitchen and the entrance hall. Door to stairs leading to the first floor.

### Landing

With doors leading to all bedrooms and bathroom. Stairs descending to ground floor.

### Bedroom 1 14'2" x 11'0" (4.32m x 3.36m)

Generous double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

### Bedroom 2 12'0" x 8'10" (3.68m x 2.70m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door to landing.

### Bathroom

Spacious bathroom with white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Tiled to wet areas. LVT wood flooring. Radiator. Obscured window. Door to landing.

### Outside - Front

Gravelled area with established shrub planting. Pathway leading to front door. Low brick boundary wall.

### Outside - Rear

Charming courtyard garden laid with sandstone paving. An established variety of border planting. Timber shed. Door to kitchen. Access gate to the rear.

### PROPERTY INFORMATION

EPC - D

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 - 86 SQM

### Parking - On Road

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 likely on all networks

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

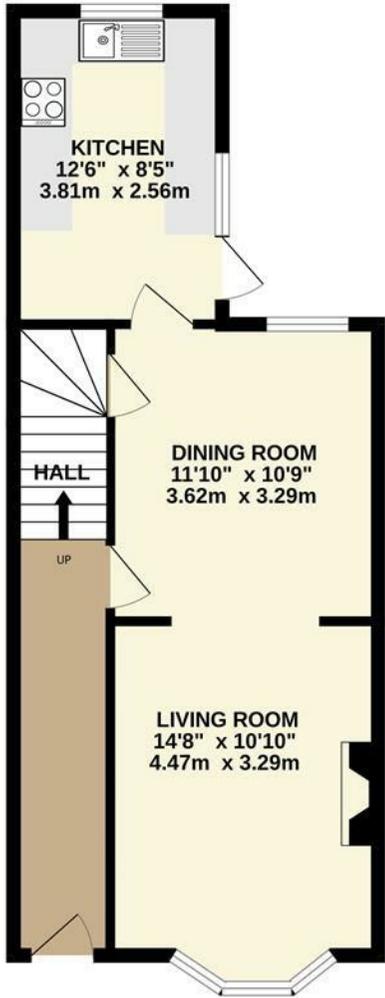
### Location

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 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.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

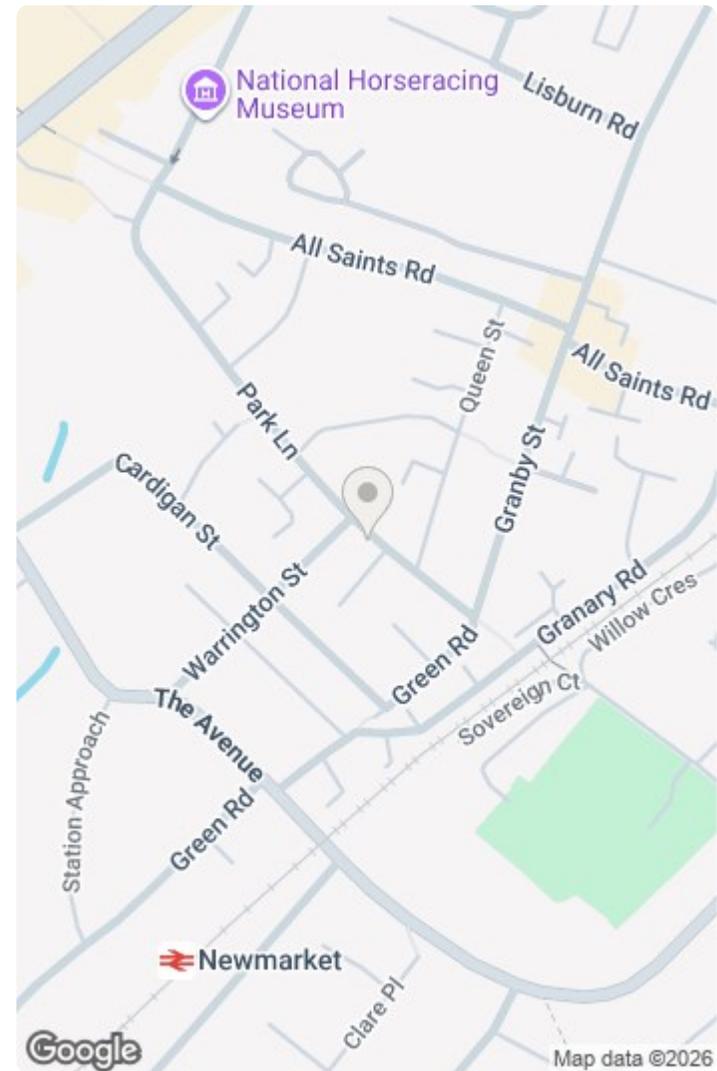


FIRST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

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	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		65	86
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	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

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