



**Park Lane,  
Newmarket, CB8 8AZ  
£259,950**

**MA**  
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Park Lane, Newmarket, CB8 8AZ

Set in the heart of Newmarket and walking distance of all amenities, this property offers a superb opportunity to update and improve.

This impressive and spacious Victorian home benefits from entrance hall, living room and kitchen to the ground floor. To the first floor there are 2 generous double bedrooms and spacious bathroom.

A further benefit is a basement room with fire doors and window access to street level, offering flexibility to be a further reception room or large bedroom.

Having been a rental property for many years, the property has had yearly boiler services and an electrical test, and now is needing general refurbishment throughout and benefits from many original features.

Sold with the benefit of NO CHAIN.

Note: Some photo's have been staged with AI to give an artist impression of what improvements could be made.

**Entrance Hall**  
With stairs leading to first floor, doors leading to living room and kitchen, fire door to stairs leading to basement, stable door to rear courtyard. Wood floor boards, radiator.

**Living Room**  
11'9" x 11'6"  
With bay window to front aspect, original feature fireplace, wood floor boards, radiator.

**Kitchen**  
11'9" x 10'1"  
With sash window to rear aspect, wood flooring, range of wall and base units with inset sink and space and plumbing for washing machine.

**Basement**  
inner hallway with understairs cupboard, door leading to:

**WC**  
With low level macerator WC

**Bedroom 3**  
11'8" x 11'2"  
With sash window to front aspect (allows fire escape to the street), shower cubicle and vanity hand basin, radiator.

**First Floor**

**Landing**  
With 2 original stained glass windows to rear aspect, loft access.

**Bedroom 1**  
12'0" (min) x 11'11" (min)  
With bay window to front aspect, original cast iron fire place, built in cupboards, radiator.

**Bedroom 2**  
12'0" x 11'6"  
With 2 windows to front aspect, radiator.

**Bathroom**  
11'10" x 10'1" (max)  
With roll top bath with shower attachment over, low level WC, pedestal hand basin, window to rear aspect, airtight cupboard.

**OUTSIDE**  
Small courtyard area with gated rear access.

**Property Information**  
EPC - E  
Tenure - Freehold  
Council Tax Band - B (West Suffolk)  
Property Type - End Terrace House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 111 SQM  
Parking – On street  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas

Broadband Connected - TBC  
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload  
Mobile Signal/Coverage – Ofcom advise good on all networks  
Rights of Way, Easements, Covenants – Right of way through side passage to access the courtyard (no right of way through the courtyard for others)

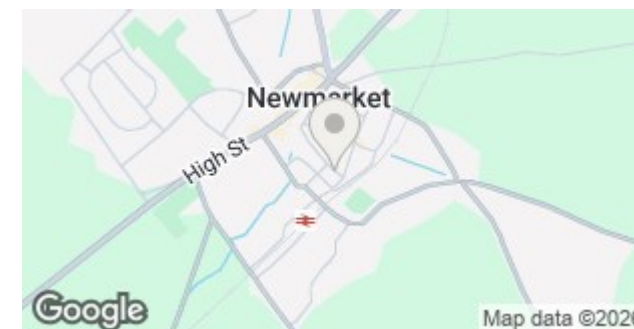
**LOCATION**  
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key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





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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- **Superb Renovation Opportunity**
- **Impressive 2/3 Bedroom Victorian Home**
- **Centrally Located**
- **2 First Floor Double Bedrooms**
- **First Floor Bathroom**
- **Basement Room**
- **Small Rear Courtyard**
- **NO CHAIN**



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

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