

Field Terrace Road,
Newmarket, Suffolk CB8 0AD
Offers Over £228,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Field Terrace Road, Newmarket, Suffolk CB8 0AD

A charming Victorian property set in a popular location in easy reach of the town centre.

Accommodation includes a living/dining room, re-fitted kitchen, two bedrooms and a first floor bathroom. Double glazed and gas heating. The roof was replaced approximately 1 year ago.

Externally the property offers an enclosed rear courtyard garden.

Perfect first time or investment purchase.

Accommodation Details

Front door with top light leading through to:

Sitting Room

11'0" x 9'11"

With window to the front aspect, feature fireplace to the side, wood effect flooring, TV aerial connection point, radiator, opening to:

Dining Room

11'0" x 10'4"

With window to the rear aspect, open staircase rising to the first floor, built in cupboard, ample room for dining table and chairs, feature fireplace to the side, wood effect flooring, radiator, opening leading through to:

Kitchen

12'8" x 7'1"

Re-fitted kitchen with a range of eye level and base storage units with granite effect working top surfaces over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, wood effect flooring, radiator, windows to the front and side aspects, door to the side leading to the rear garden.

First Floor Landing

With access to loft space, door leading through to:

Bedroom 1

11'0" x 9'11"

With window to the front aspect, built in wardrobes, radiator.

Bedroom 2

7'3" x 12'9"

With window to the rear aspect, radiator.

Bathroom

6'4" x 9'11"

With suite comprising panel bath with mixer tap and electric shower over, wash hand basin and low level WC, tiled walls, tiled flooring, radiator, window with obscured glass to the rear aspect.

Outside - Front

Enclosed paved front garden with pathway to the front door.

Outside - Rear

Fully enclosed garden predominantly laid with faux grass with the remainder laid with slate chippings, timber built shed, room for table and chairs, gated rear access.

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.

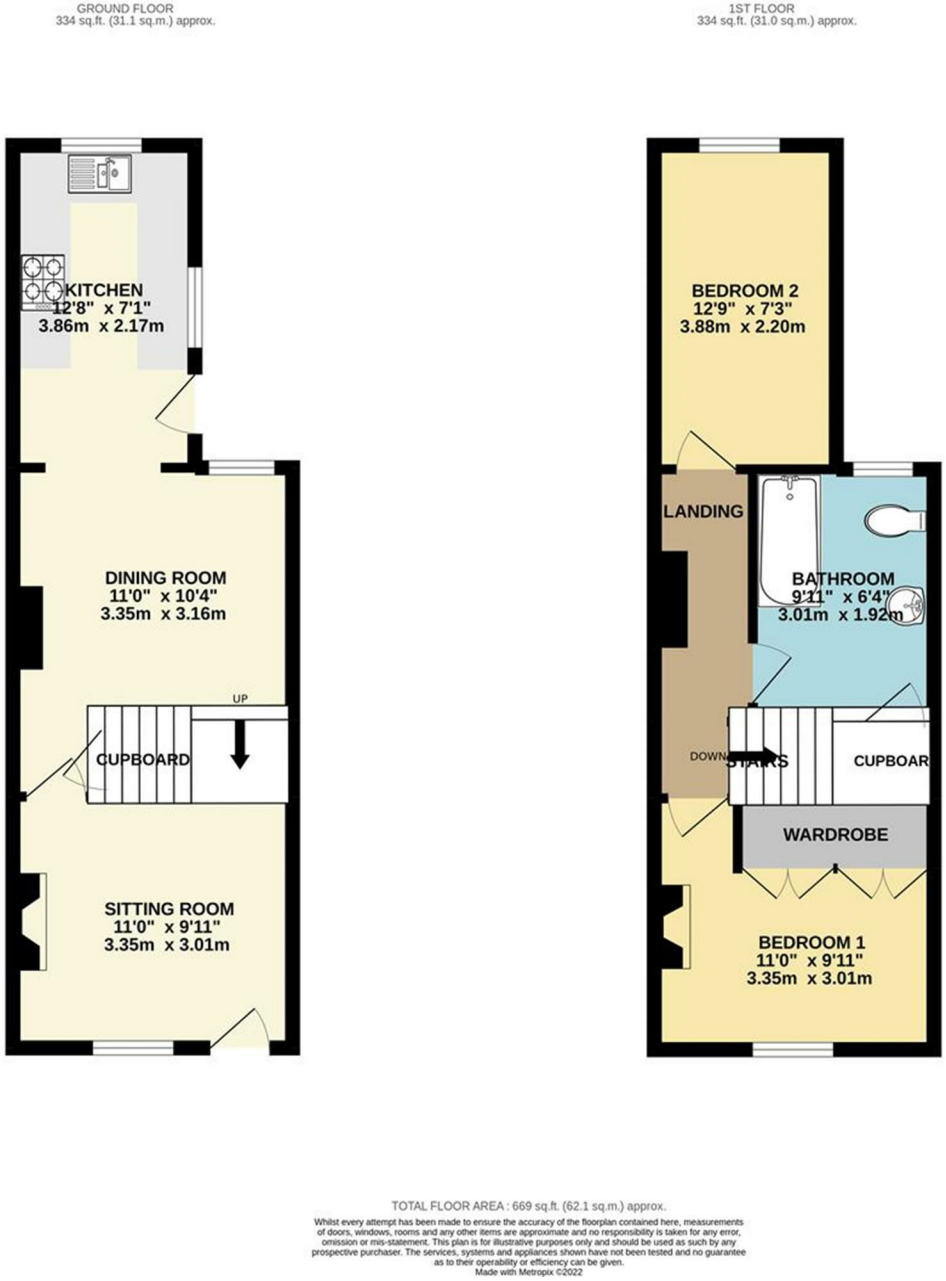
Property Information

EPC - E
Tenure - Freehold
Council Tax Band - B
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 66 SQM
Parking – On Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of









TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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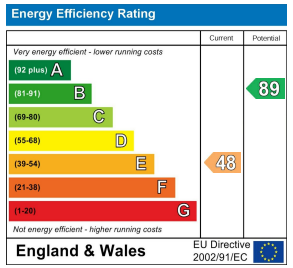
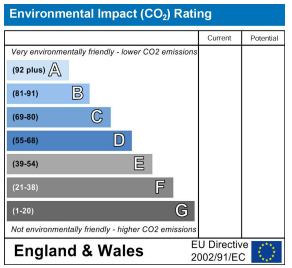
- **Terraced Property**
- **Close to Town Centre**
- **Living/Dining Room**
- **Re-Fitted Kitchen**
- **2 Bedrooms**
- **First Floor Bathroom**
- **Enclosed Rear Garden**
- **Perfect First/Investment Buy**







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