



**Waterloo Close**  
**Newmarket, CB8 7RP**  
**Offers Invited £235,000**

## Waterloo Close, Newmarket, CB8 7RP

This 2 bedroom, semi-detached home offers generous living space and presents an excellent opportunity for both first-time buyers and those looking to invest.

With entrance hall, cloakroom, kitchen and living dining room to the ground floor and 2 double bedrooms and bathroom upstairs.

One of the standout features of this home is its south-west facing garden. Additionally, the property includes parking for two cars.

While the house is already comfortable, there is also scope for improvement, allowing you to personalise the space to suit your tastes and lifestyle.

Sold with the benefit of NO CHAIN.

### Entrance Hall

With doors leading to the kitchen, lounge/dining room and cloakroom. Built-in storage cupboard.

### Kitchen 8'2" x 10'3" (2.50m x 3.13m)

Fitted with a range of base and level cupboards with worktop over. Space and connection for a range style cooker. Space and plumbing for a washing machine. Space for fridge/freezer. Stainless steel sink and drainer with mixer tap over. Tiled flooring. Large window to the front aspect. Door leading to the entrance hall.

### Lounge/Dining Room 16'1" x 13'5" (4.91m x 4.11m)

Spacious lounge/dining room with french windows leading to the rear garden. Window to the rear aspect. Radiators. Stairs leading to the first floor landing. Door leading to the entrance hall.

### Cloakroom

White suite comprising low level W.C. and handbasin. Door leading to the entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the lounge/dining room.

### Bedroom 1 12'8" x 10'4" (3.87m x 3.16m)

Double bedroom with built-in wardrobes. Radiator. Window to the rear aspect. Door leading to the landing.

### Bedroom 2 9'3" x 10'7" (2.83m x 3.24m)

Double bedroom with built-in wardrobes. Radiator. Window to the front aspect. Door leading to the landing.

### Bathroom 6'9" x 7'2" (2.08m x 2.20m)

White suite comprising low level W.C., handbasin with taps over and built-in storage cupboards under, panelled bath with wall mounted shower over. Tiled to wet areas. Door leading to the landing.

### Outside - Front

Lawned areas with central path leading to the front door.

### Outside - Rear

Patio area to the rear of the house with french doors leading to the lounge/dining room. Lawned area beyond with some established border planting. Timber shed.

### PROPERTY INFORMATION

EPC - C

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 - 85 SQM

Parking -

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

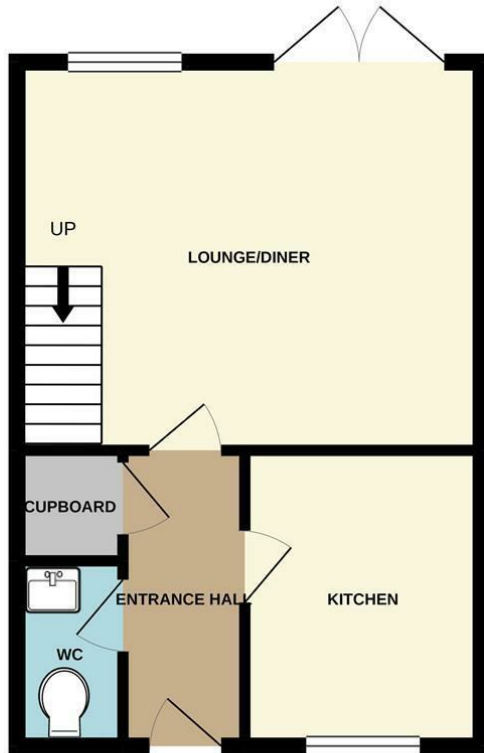
Rights of Way, Easements, Covenants - None that the vendor is aware of

### Location

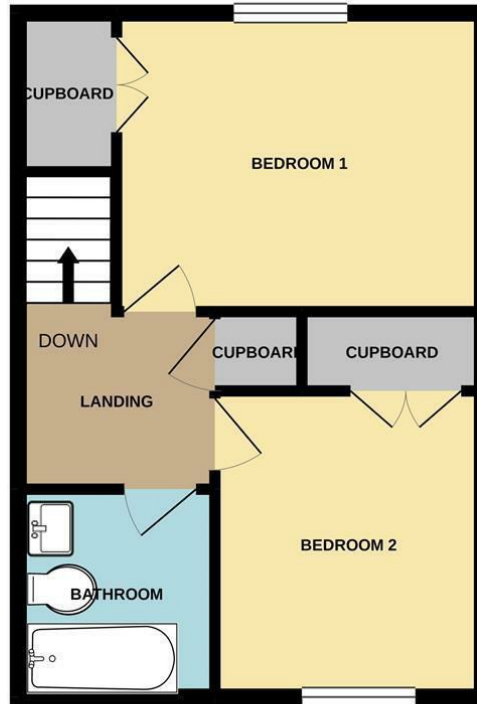
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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 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  
383 sq.ft. (35.5 sq.m.) approx.

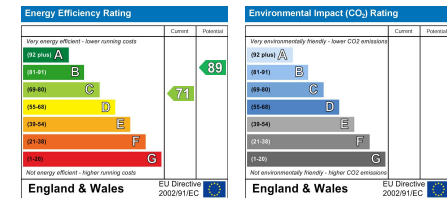
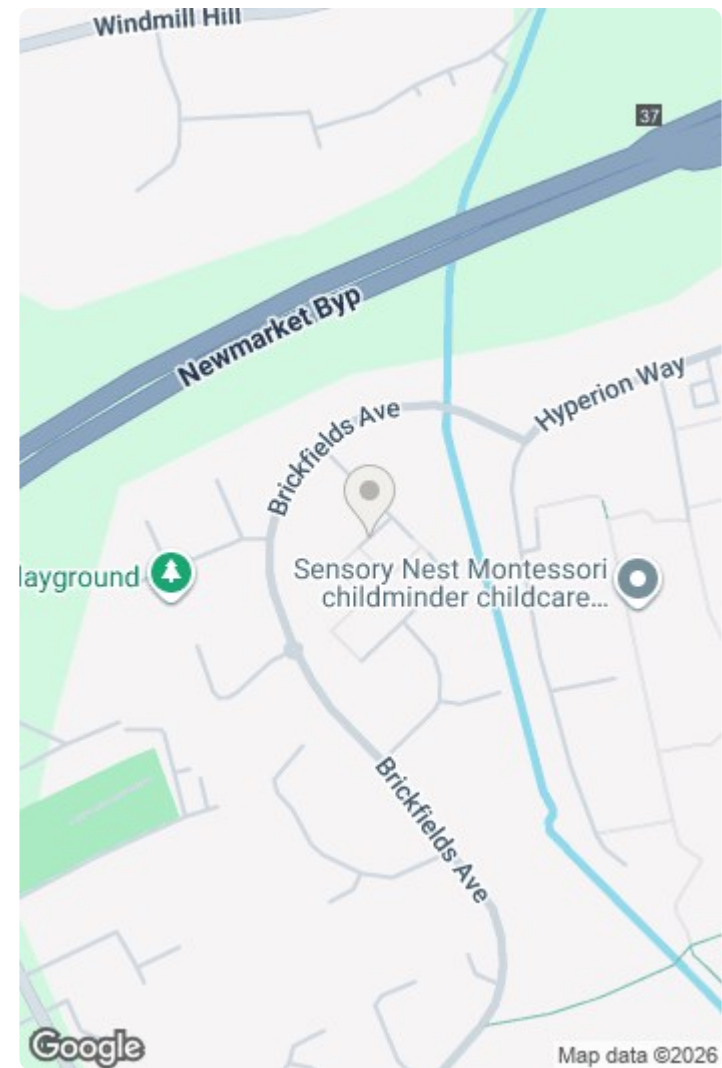


1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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