



**109 Manderston Road  
Newmarket, CB8 0NL  
£170,000**



## 109, Manderston Road, CB8 0NL

A ground floor apartment set within this popular residential area and enjoying a fully enclosed rear garden.

Boasting accommodation to include entrance hall, living room/dining room, kitchen, two good size bedrooms and bathroom.

CASH BUYERS ONLY – LEASEHOLD.

### Entrance Hall

With doors leading to all rooms.  
Storage cupboard.

### Living Room 13'5" x 13'5" (4.10m x 4.10m)

Fitted with a gas feature fire. Window to front aspect. Radiator.

### Kitchen 12'0" x 10'0" (3.68m x 3.06m)

Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Electric oven with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Storage cupboard. Door and window to rear aspect.

### Bedroom 1 12'0" x 10'3" (3.68m x 3.14m)

With fitted wardrobes and over head cupboards. Storage cupboard. Window to front aspect. Radiator.

### Bedroom 2 11'3" x 8'9" (3.45m x 2.69m)

With airing cupboard. Window to rear aspect. Radiator.

### Bathroom 6'5" x 5'6" (1.97m x 1.7m)

Suite comprising of bath, low level WC and pedestal wash hand basin. Obscured window to rear aspect.

### Outside Rear

Fully enclosed rear garden with brick built out house.

### 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 - C  
Tenure - Leasehold - 101 Years  
Council Tax Band - A  
Property Type - Ground Floor Apartment  
Property Construction – Standard  
Number & Types of Room – Please

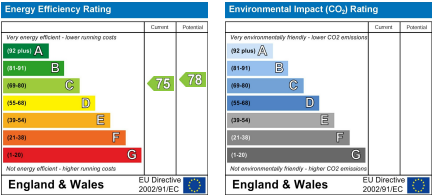
refer to the floorplan  
Square Meters - 61.2 SQM  
Parking – On Road  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - TBC  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Ofcom advise good on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



109 MANDERSTON ROAD  
TOTAL FLOOR AREA : 658 sq.ft. (61.2 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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