



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

MA
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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

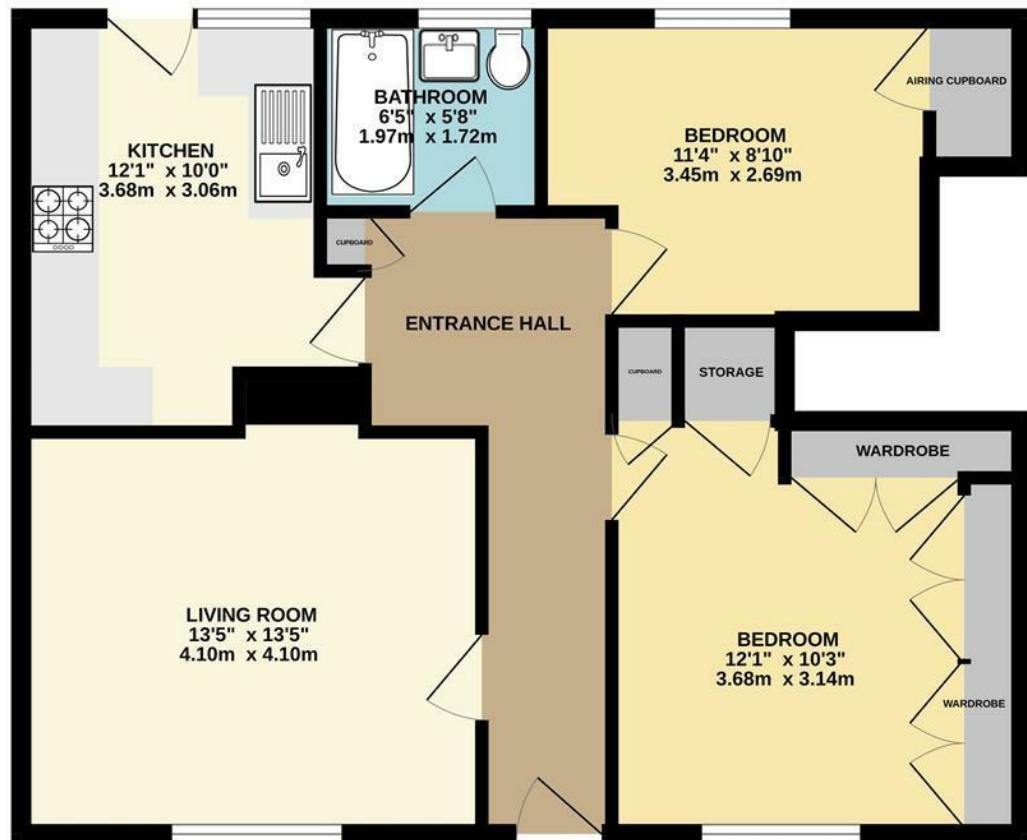
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

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



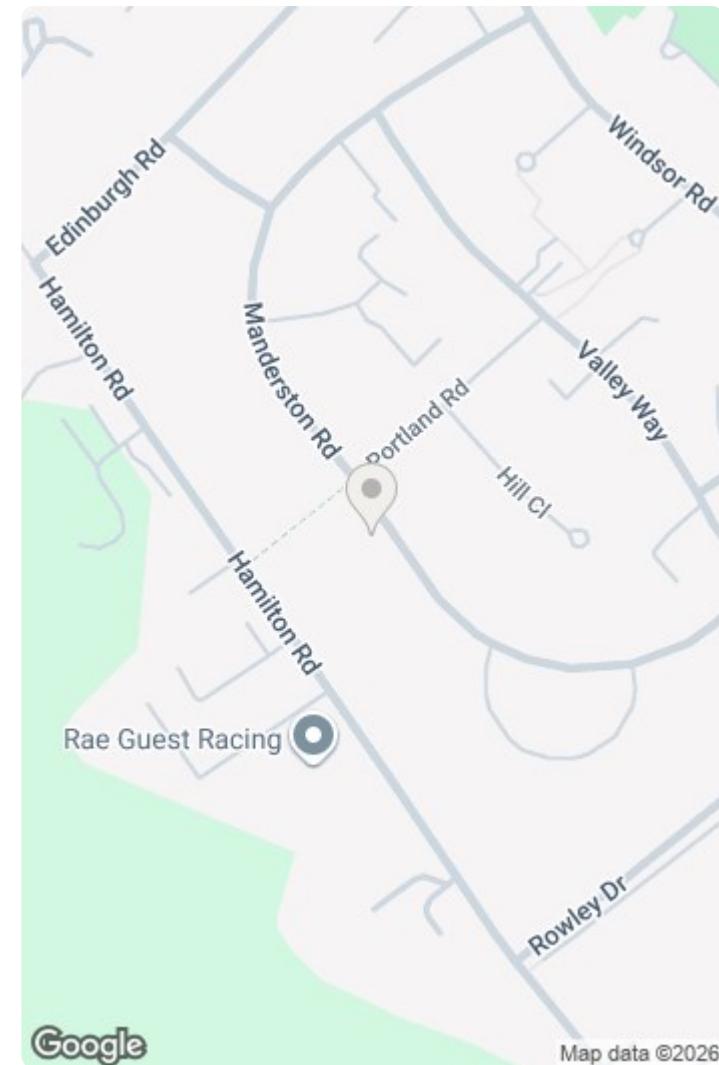
GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



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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Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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