



Windsor Road, Newmarket CB8 0QA

Guide Price £265,000

MA

Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Windsor Road, Newmarket CBS oQA

A well-presented and improved semi-detached home set within this popular and established residential area on the North/West side of the Town Centre.

Accommodation comprises an entrance hall, sitting/dining room, kitchen, conservatory, side lobby and utility/store room, two double bedrooms and a first floor family bathroom.

Externally featuring an attractive and well maintained enclosed rear garden with the benefit of off road parking driveway to the front.

NB: Some images are AI generated.

Early viewing is essential.

Entrance Hall

With doors leading to the kitchen and living/dining room. Window to the side aspect. Stairs leading to the first floor landing.

Kitchen 12'7" x 7'6" (3.86m x 2.30m)

Country style kitchen with a range of eye and base level cupboards with work top over. Space and connection for range style cooker with stainless steel extractor over and stainless steel splashback. Space and connection for washing machine. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Attractively tiled splashbacks. Luxury wood effect flooring. Window to the rear garden.

Living/Dining Room 19'5" x 10'4" (5.92m x 3.15m)

Beautifully presented living/dining room with large window to the front aspect and french doors leading to the conservatory. Focal fireplace with white surround and mantel, tiled hearth, currently fitted with coal effect fire. Luxury wood effect flooring throughout. Radiator. Door leading to the entrance hall.

Conservatory 12'6" x 7'5" (3.82m x 2.27m)

Generous conservatory with french doors leading to the rear patio and living/dining room. Wood flooring. Radiator.

Inner Hallway

With doors leading to the kitchen, utility room, front driveway and rear garden.

Utility Room 7'10" x 7'8" (2.39m x 2.34m)

Generous utility room with door leading to the inner hall. NB: Image on brochure AI generated.

First Floor Landing

With doors leading to all bedrooms and bathroom. Window to the side aspect. Stairs leading to the entrance hall.

Bedroom 1 10'10" x 10'5" (3.31m x 3.20m)

Spacious double bedroom with wood plank effect flooring. A range of built-in wardrobes with sliding doors and further built-in storage cupboard. Dual windows to the front aspect. Radiator. Door leading to the landing.

Bedroom 2 10'4" x 10'1" (3.15m x 3.08m)

Spacious double bedroom with window to the rear aspect. Wood plank effect flooring. Radiator. Door leading to the landing.

Bathroom 5'11" x 5'4" (1.82m x 1.64m)

Modern white suite comprising low level WC, pedestal handbasin and panelled bath with mixer tap and shower over. Panelled to wet areas. Obscured window. Door leading to the landing.

Outside - Front

Spacious hardstanding driveway providing ample off road parking. Half glazed door leading to the inner hallway.

Outside - Rear

Charming rear garden with patio area to the rear of the

house with french doors leading to the conservatory and door leading to the inner hallway. Lawned area with a gravelled seating area to the rear. Established flower and shrub planting to the borders.

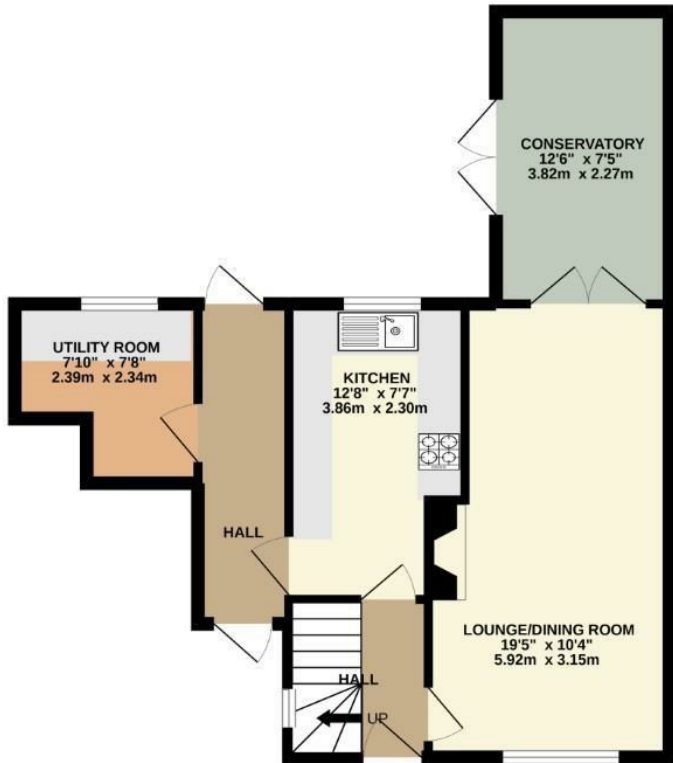
PROPERTY INFORMATION

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 - 63 SQM
Parking – Driveway
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
509 sq.ft. (47.3 sq.m.) approx.

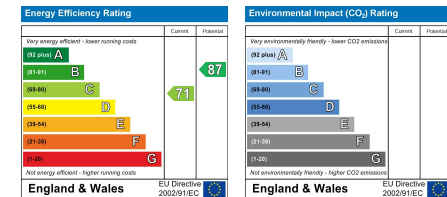
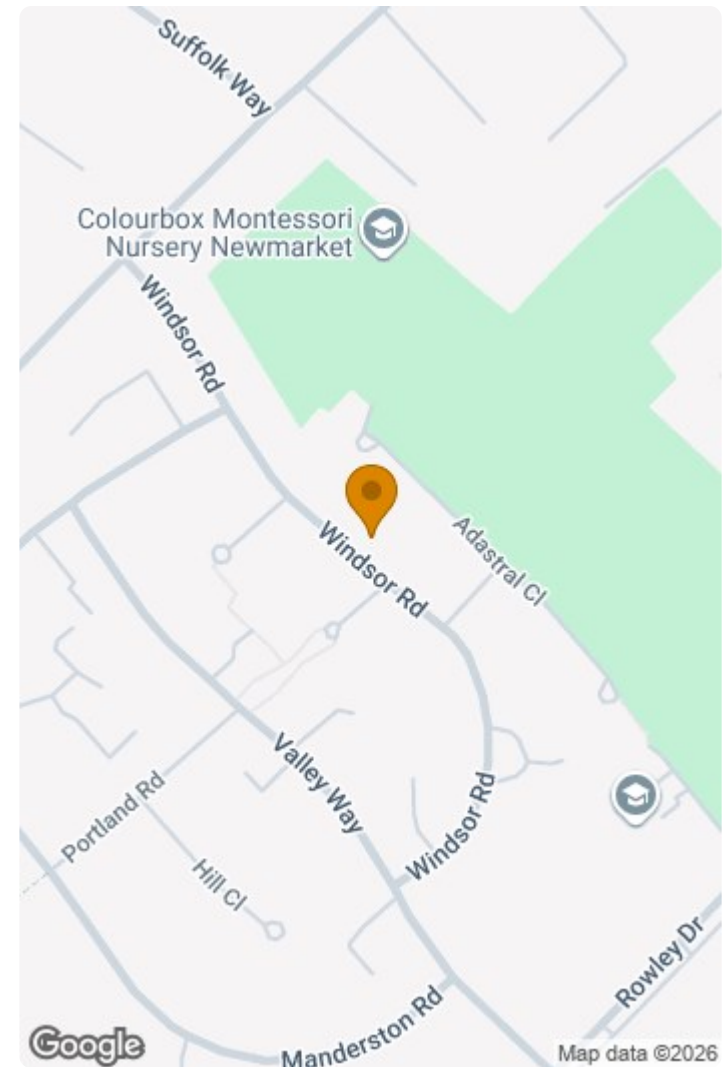


1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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.
Made with Metropix ©2022



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





