



**15 Melton Close  
Newmarket, CB8 8BE  
£200,000**

**MA**  
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## 15 Melton Close, Newmarket, CB8 8BE

A charming Victorian cottage set within this popular town location and located in striking distance of the railway station.

Boasting accommodation to include living room, kitchen/breakfast room, bathroom and two double bedrooms.

Externally the property offers a courtyard style rear garden.

No chain – viewing recommended.  
**Living Room 11'5" x 11'1" (3.5m x 3.4m)**

With feature fireplace (not in use). Window and door to front aspect. Opening to:

**Kitchen/Dining Room 10'9" x 9'2" (3.3m x 2.8m)**

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 over. Integrated oven, inset 4 ring electric hob with extract over. Cupboard housing boiler. Tiled splashbacks. Radiator. Window to rear aspect.

### Inner Hallway

Storage cupboard, door to rear garden. door to:

**Bathroom 6'3" x 5'6" (1.93m x 1.7m)**

Suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC. Window to side aspect.

### First Floor Landing

Doors to:

**Bedroom 1 11'5" x 11'1" (3.5m x 3.4m)**

Fitted wardrobe. Radiator. Window to front aspect.

**Bedroom 2 10'9" x 8'6" (3.3m x 2.6m)**

Window to rear aspect. Storage cupboard. Radiator.

### Outside - Rear

Enclosed courtyard.

### 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 - D

Tenure - Freehold

Council Tax Band - B - West Suffolk

Property Type - Terraced House

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

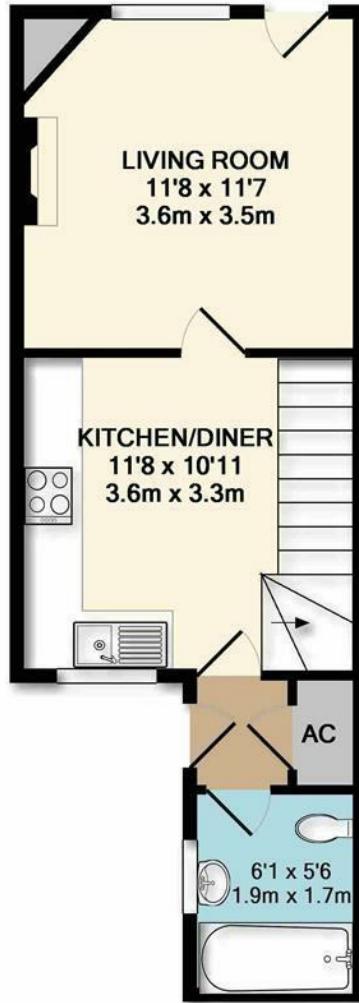
Broadband Connected - TBC

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

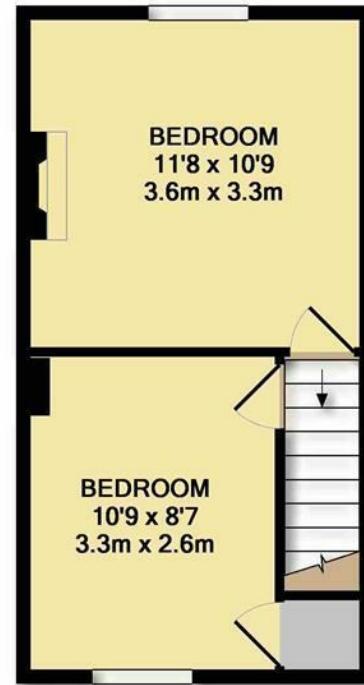
Mobile Signal/Coverage – Ofcom advise good on all networks

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



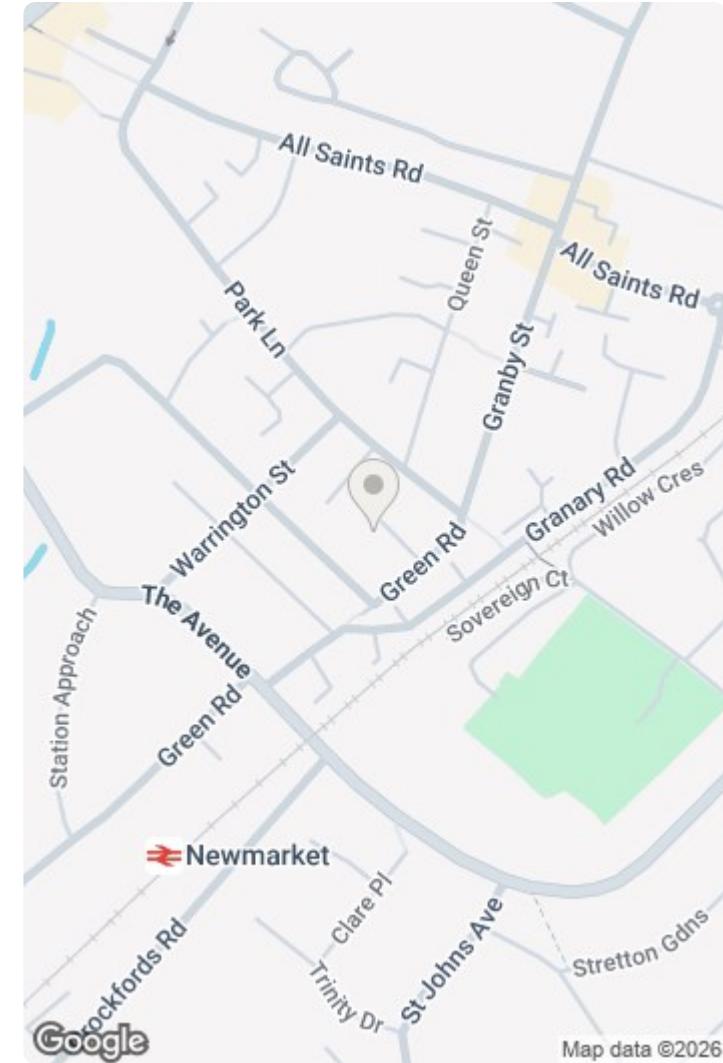


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	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		82	64

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

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