



**30, Lisburn Road
Newmarket, CB8 8HS
Guide Price £285,000**

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An extended end terraced Victorian home in this quiet street in the centre of Newmarket.

The accommodation includes a hallway entrance that leads onto the living room, kitchen, dining room overlooking the courtyard garden and a bathroom. On the first floor there are three generous bedrooms and a shower room and WC.

Outside there is a small enclosed courtyard. Parking is on the street and is nearby to a town centre car park with additional parking available. NO UPWARD CHAIN

Entrance Hallway

With stairs rising to first floor, understairs storage cupboard housing washing machine, doors leading to living room, kitchen and dining room.

Living Room 13'4" x 11'2" (4.08 x 3.42m)

With window to front aspect. Feature fire place. Radiator.

Kitchen 11'6" x 10'1" (3.51 x 3.09m)

Fitted with a range of base level storage units and wooden work top surfaces over. Butler sink with mixer tap over. Cooker with extractor hood over. Stainless steel splashback. Space and plumbing for dishwasher. Opening through to:

Dining Room 12'5" x 7'3" (3.81 x 2.21m)

By-folding doors to rear garden.

Bathroom 9'3" x 4'8" (2.84 x 1.44)

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment. Obscured window to rear

First Floor Landing

With doors to all bedrooms and shower room.

Bedroom 1 11'2" x 10'8" (3.42 x 3.27m)

With window to front aspect. Feature fireplace. Radiator.

Bedroom 2 10'8" x 7'10" (3.27 x 2.39m)

With window to rear aspect. Built in storage cupboard. Radiator.

Bedroom 3 11'2" x 6'5" (3.42 x 1.98m)

With window to front aspect. Radiator.

Shower Room 7'10" x 3'3" (2.41 x 1.00m)

Three piece suite comprising low level concealed cistern WC, wash hand basin with vanity unit below. Walk-in shower unit.

Outside - Rear

Fully enclosed rear garden.

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 - End Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - TBC

Parking - On Road

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

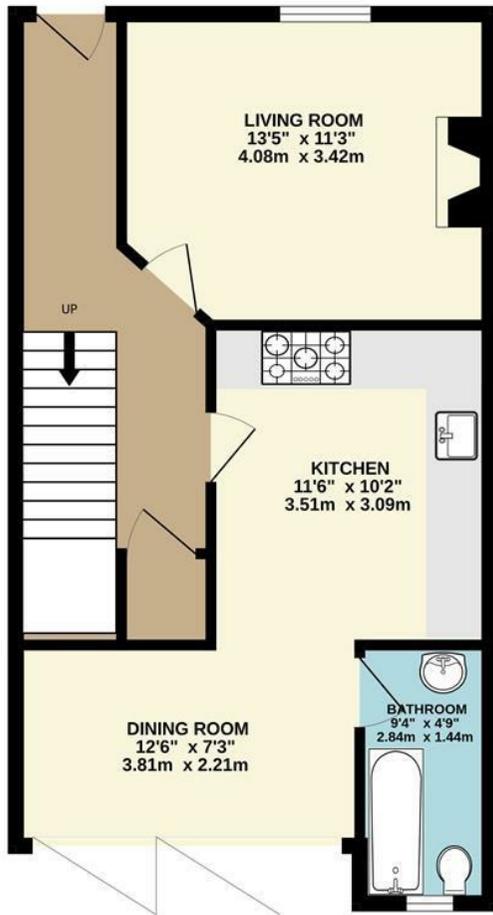
advise good on all networks

Rights of Way, Easements, Covenants -

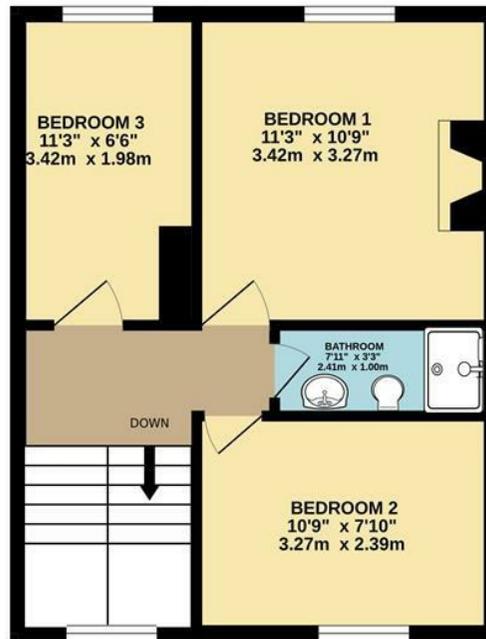
None that the vendor is aware of



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

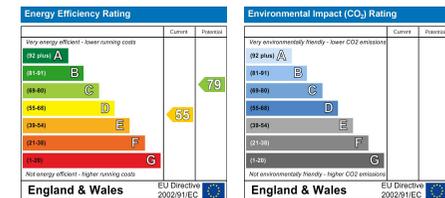
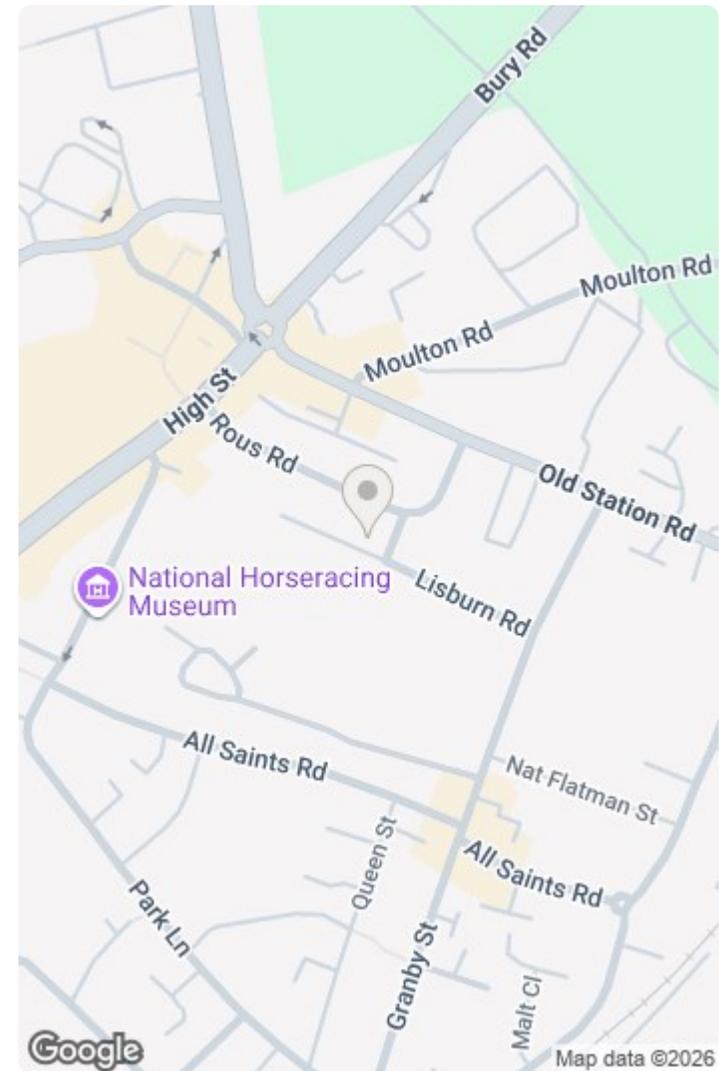


1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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