



**Weston Way,  
Newmarket, CB8 7SF  
Guide Price £250,000**

**MA**  
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## Weston Way, Newmarket, CB8 7SF

**Set at the back of a quiet cul-de-sac in easy reach of the town centre, this very well presented, 2 bedroom property offers excellent space and makes an ideal first time purchase.**

**Offering living / dining room and refitted kitchen to the ground floor and 2 generous double bedrooms and refitted family bathroom to the first floor.**

**Externally the property has an enclosed garden and allocated parking for 2 vehicles.**

### Entrance way

Front door leading to:

### Living Room

22'11" x 14'4"

Access to first floor via stairway, built in under stairs storage. External door leading to front aspect and internal opening leading to kitchen. Window to front aspect.

### Kitchen

13'1" x 6'11"

Fitted with a range of eye and base level units with work top over. Integrated sink with mixer tap. Integrated hob, oven and dishwasher. Space for white goods. External french doors to rear garden.

### Bedroom 1

13'8" x 12'11"

Windows to rear aspect.

### Bedroom 2

11'0" x 8'6"

Window to front aspect.

### Bathroom

Suite comprising of panelled bath with shower over head, WC and handwash basin.

### Outside Front

Mainly laid to grass with some mature shrubberies and a path leading to front door.

### Outside Rear

Patio area leading to lawn garden with shed.

### Property Information

EPC - C

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 – Allocated spaces

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

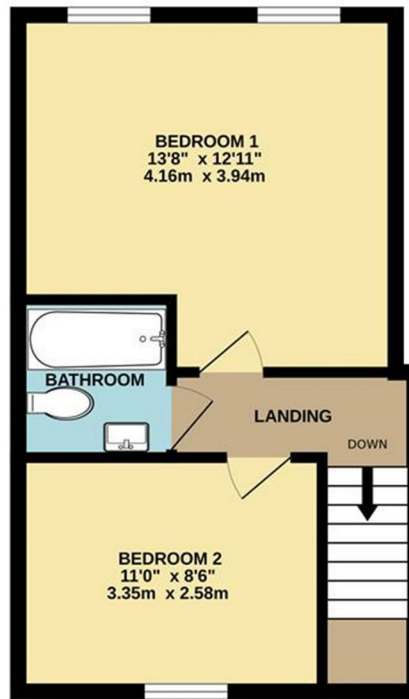
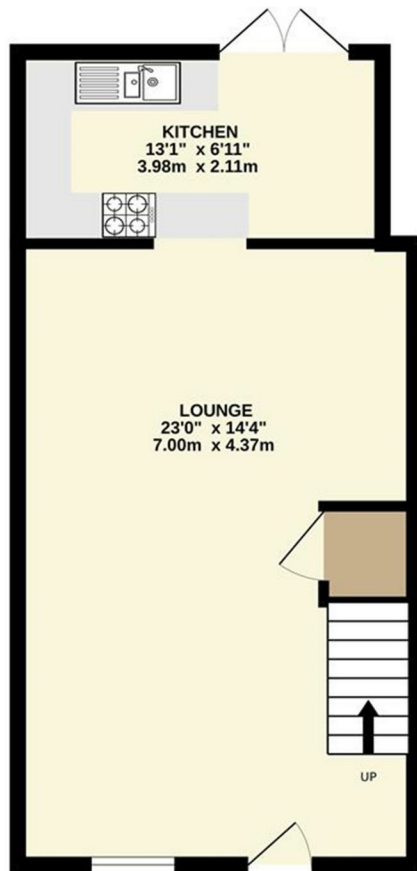
Mobile Signal/Coverage – Ofcom advise likely on all networks

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.

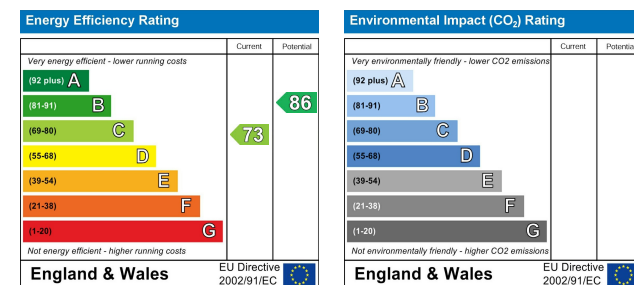
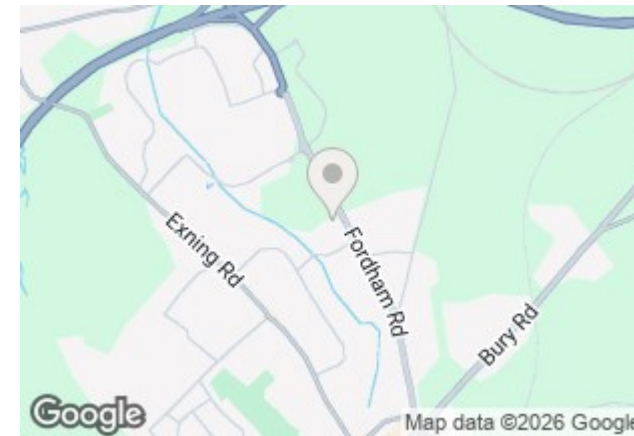




WESTON WAY, NEWMARKET

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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- Quiet Cul-De-Sac Location
- Easy Reach Of Town
- Well Presented Throughout
- Two Double Bedrooms
- Enclosed Rear Garden
- Allocated Parking



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.



