

Millbank,
Newmarket, CB8 0EQ
£300,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Millbank, Newmarket, CB8 0EQ

A semi-detached family home standing within this popular and established residential area and enjoying magnificent mature gardens to the rear.

Cleverly planned and offering huge potential, this property offers accommodation to include entrance hall, living room with dining area, kitchen, three bedrooms and a family bathroom.

Externally the property offers extensive block paved driveway for parking and a delightful and fully enclosed garden with useful studio/office and outbuilding.

No chain – viewing recommended.

Entrance Hall
Carpeted entrance hall with access to first floor via stair case, under-stairs storage.

WC
WC and handwash basin.

Living Room
13'3" x 12'8"
Carpeted room, bricked facade with electric fireplace, bay widow to front aspect.

Dining Room
10'2" x 8'11"
Carpeted room, internal sliding door leading through to kitchen. External french doors open onto rear garden.

Kitchen
10'2" x 9'7"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with drainage board and matching stainless steel mixer tap. Further integrated appliances include a double oven, a hob and fridge-freezer. Window to rear aspect.

Bedroom 1
11'5" x 10'3"
Carpeted room, storage cupboards, pendant light fixture, bay window to front aspect.

Bedroom 2
10'11" x 10'2"
Carpeted room, built in wardrobes and cupboard, pendant light fixture. Window to rear aspect.

Bedroom 3
8'5" x 8'2"
Carpeted room, storage cupboard, pendant light fixture. Window to front aspect.

Bathroom
Tiled wet room with shower, WC and handwash basin. Windows to side aspect.

Garden Room
11'6" x 8'2"
Carpeted room, built in storage cupboards, sliding glass doors leading to the garden.

Outside Front
Paved driveway with space for multiple cars. Access to rear via side gate.

Outside Rear
Extensive garden with mature shrubberies, a patio area offers an area for outdoor seating whilst a paved path leads through the garden to a hidden garden room.

Property Information
EPC - TBC
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 - 43 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps 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.

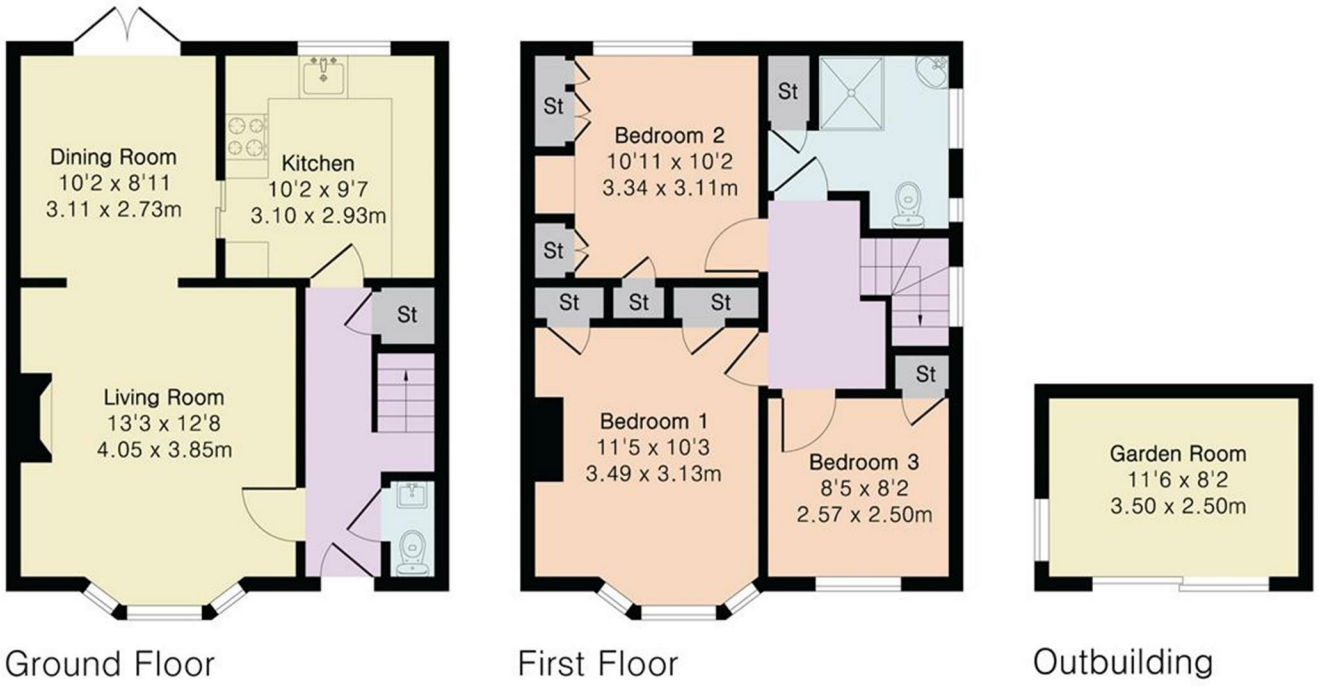






Approximate Gross Internal Area 924 sq ft - 86 sq m
(Excluding Outbuilding)

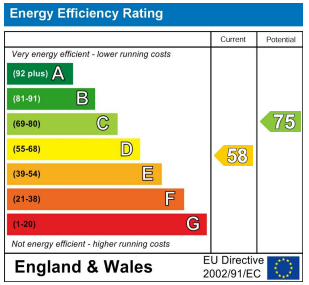
Ground Floor Area 462 sq ft – 43 sq m
First Floor Area 462 sq ft – 43 sq m
Outbuilding Area 94 sq ft – 9 sq m

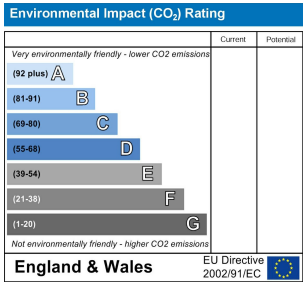


Ground Floor | First Floor | Outbuilding

- **Highly Regarded Town Location**
- **Estblished Residential Area**
- **Offers Huge Potential**
- **Garden Room**
- **Enclosed Rear Garden**
- **NO CHAIN**







PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Morris Armitage

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.





















