



Field Terrace Road, Newmarket, CB8 0AD

Guide Price £225,000

MA
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Field Terrace Road, Newmarket CB8 0AD

A charming Victorian property set on the outskirts of the town centre and located within a cluster of similar homes.

Rather deceptive, this character home enjoys accommodation to include entrance porch, living room, kitchen/breakfast room, bathroom and three bedrooms. Benefiting from gas fired heating.

Externally the property offers courtyard style garden and useful outhouse/shed.

Entrance Porch

Attractive brick built entrance porch with half glazed door. Wood effect flooring. Door to living room.

Living Room

Spacious living room with wooden flooring. Feature fireplace with inset wood burner stove and wood beam mantel over, stone hearth. Built-in shelving to alcove. Double glazed doors leading to kitchen/dining room. Door to entrance porch. Window overlooking front aspect.

Kitchen/Dining Room

Modern shaker style kitchen with range of eye and base level cupboards with wooden work top over. Ceramic sink with mixer tap over. Integrated oven with inset hob above. Tiled splashbacks. Spacious dining area. Vertical radiator. Window overlooking rear aspect. Velux window. Door leading to inner hall. Double glazed doors to living room. Stairs leading to first floor. Understairs cupboard.

Inner Hall

Doors leading to kitchen/dining room, bathroom and rear garden. Built-in storage cupboard.

Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Obscured window. Tiled flooring. Radiator. Door to inner hall.

Landing

Doors to all bedrooms. Stairs to ground floor.

Bedroom 1

Spacious double bedroom with exposed wooden flooring. Window overlooking front aspect. Radiator. Door to landing.

Bedroom 2

Generous room with window overlooking rear aspect. Radiator. Door to landing. Airing cupboard.

Bedroom 3

Well proportioned bedroom with window overlooking rear aspect. Radiator. Door to landing.

Loft Space

Pull down ladder. Power and light. Versatile space.

Outside

Decked courtyard garden. Access door to inner hall.

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

Square Meters - 63 SQM

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

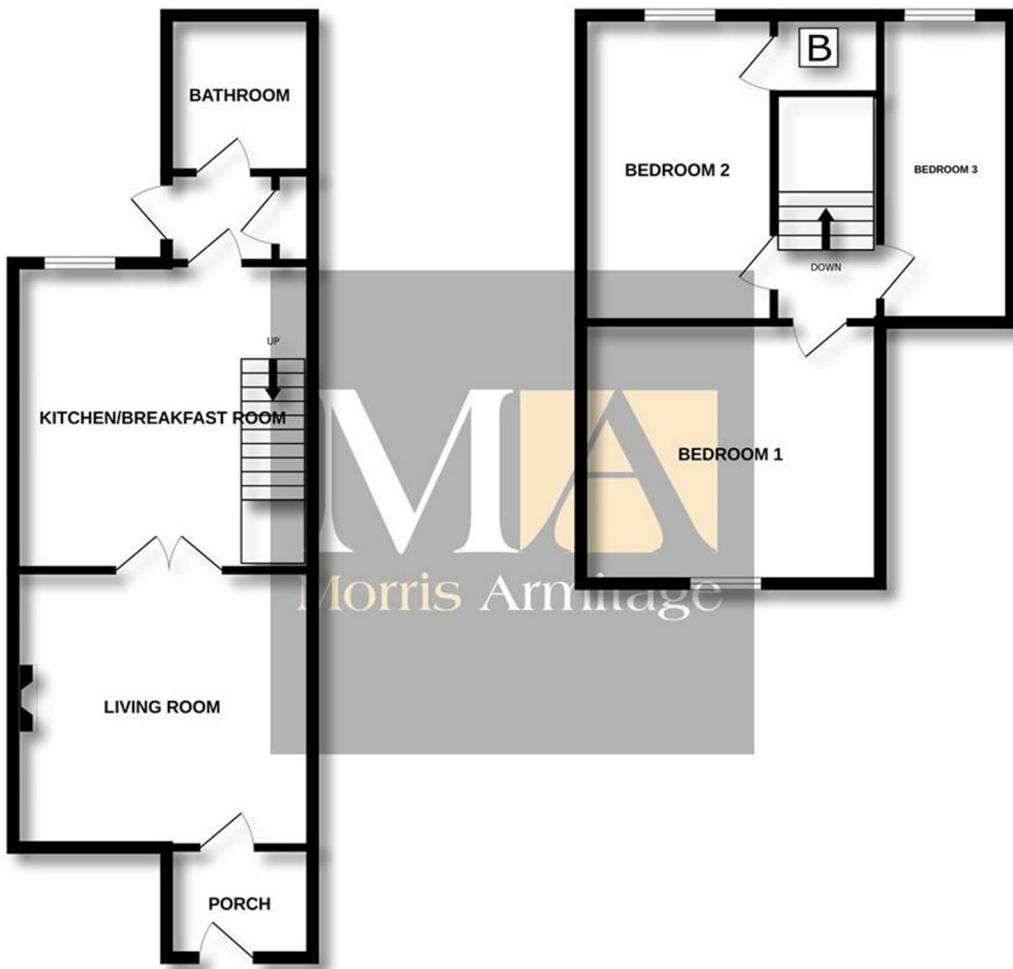
Mobile Signal/Coverage - Ofcom advise likely on all networks

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

Location

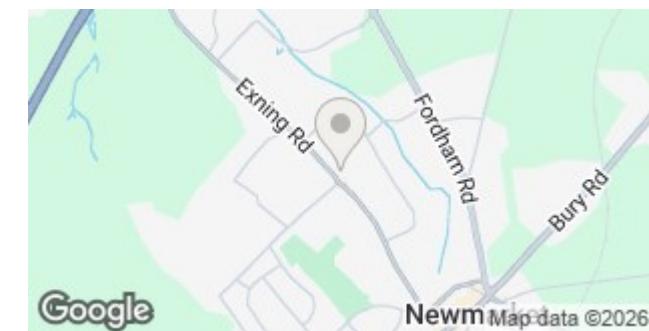
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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 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.





TOTAL FLOOR AREA: 947 sq.ft. (88.0 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Terraced House**
- **Spacious Accommodation**
- **Kitchen/Dining Room**
- **Living Room**
- **Three Bedrooms**
- **Courtyard Garden**
- **Viewing Highly Recommended**
- **NO CHAIN**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D	79	
(39-54)	E		
(21-38)	F	55	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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 from 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.



