



**54, Stanley Road
Newmarket, CB8 8AF
Offers Over £200,000**

54, Stanley Road, Newmarket, CB8 8AF

A Victorian cottage set on the outskirts of the town centre and offered for sale with no onward chain.

Offering two reception rooms, kitchen, bathroom and two generous size bedrooms.

Externally the property offers a fully enclosed long and established garden.

Living Room 11'11" x 11'1" (3.64m x 3.40m)

With feature fire place. Door and window to front aspect. Opening into:

Dining Room 8'5" x 11'1" (2.58m x 3.40m)

Window to rear aspect. Stairs rising to first floor.

Kitchen 10'2" x 6'2" (3.11m x 1.88m)

Fitted with a range of matching eye and base level storage units with work top surfaces over. Integrated oven, 4 ring gas hob with extractor over. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Window to side aspect. Door to garden.

Bathroom 6'2" x 6'2" (1.90m x 1.88m)

Suite comprising of low level WC, pedestal wash hand basin, bath and shower cubicle. Obscured window to side aspect.

Bedroom 8'5" x 8'3" (2.58m x 2.53m)

Window to rear aspect.

Bedroom 11'11" x 11'1" (3.64m x 3.40m)

Window to front aspect.

Outside - Rear

Fully enclosed long and established 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 - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan
Square Meters - 52 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

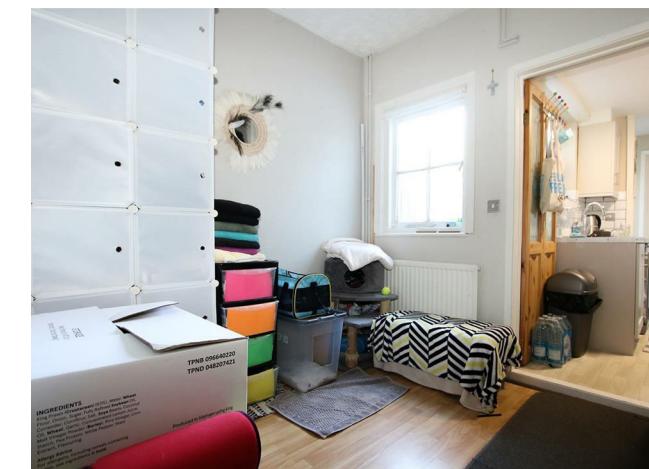
Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

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



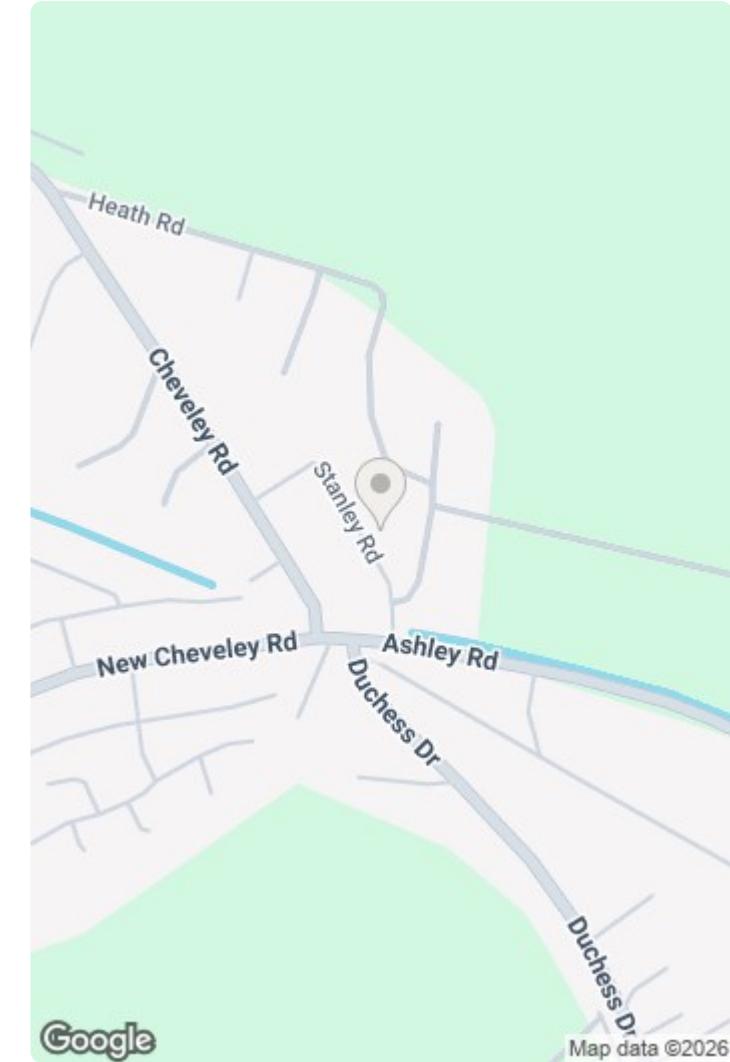
Ground Floor



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan, All measurements are approximate and we take no responsibility for error, omission or misrepresentation. This floorplan is for illustrative purposes only.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
	(81-90)	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			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
	(81-90)	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			
England & Wales			

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