



**Heasman Close,
Newmarket, CB8 0GR
£250,000**

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Heasman Close, Newmarket, CB8 0GR

A superb modern end of terrace home standing towards the end of this quiet cul-de-sac and located on the fringes of the town centre.

Well planned and offering cleverly arranged rooms throughout, this property boasts accommodation to include an entrance hall, living room, kitchen/dining room, two good size bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed and sizeable rear garden and allocated parking.

Viewing essential.

Stairs leading to second floor, door leading to living room.

Living Room

14'7" x 9'9"

Fireplace and mantelpiece with a window to front aspect.

Kitchen/Diner

12'10" x 9'1"

Fitted with a range of eye and base level units with worktop over. Stainless steel sink and mixer tap over. Integrated oven and hob with space for white goods. Window to rear aspect and doors leading to rear garden.

Bathroom

Suite comprising of a panelled bath with shower attachment, low level WC and pedestal sink. Window to rear aspect.

Bedroom 1

10'7" x 9'8"

Built in double wardrobe, window to front aspect.

Bedroom 2

11'3" x 7'10"

Window to rear aspect.

Outside Front

Paved pathway leading to house and rear garden. Off-road parking.

Outside Rear

Enclosed garden laid to lawn with patio area leading from back door.

Property Details

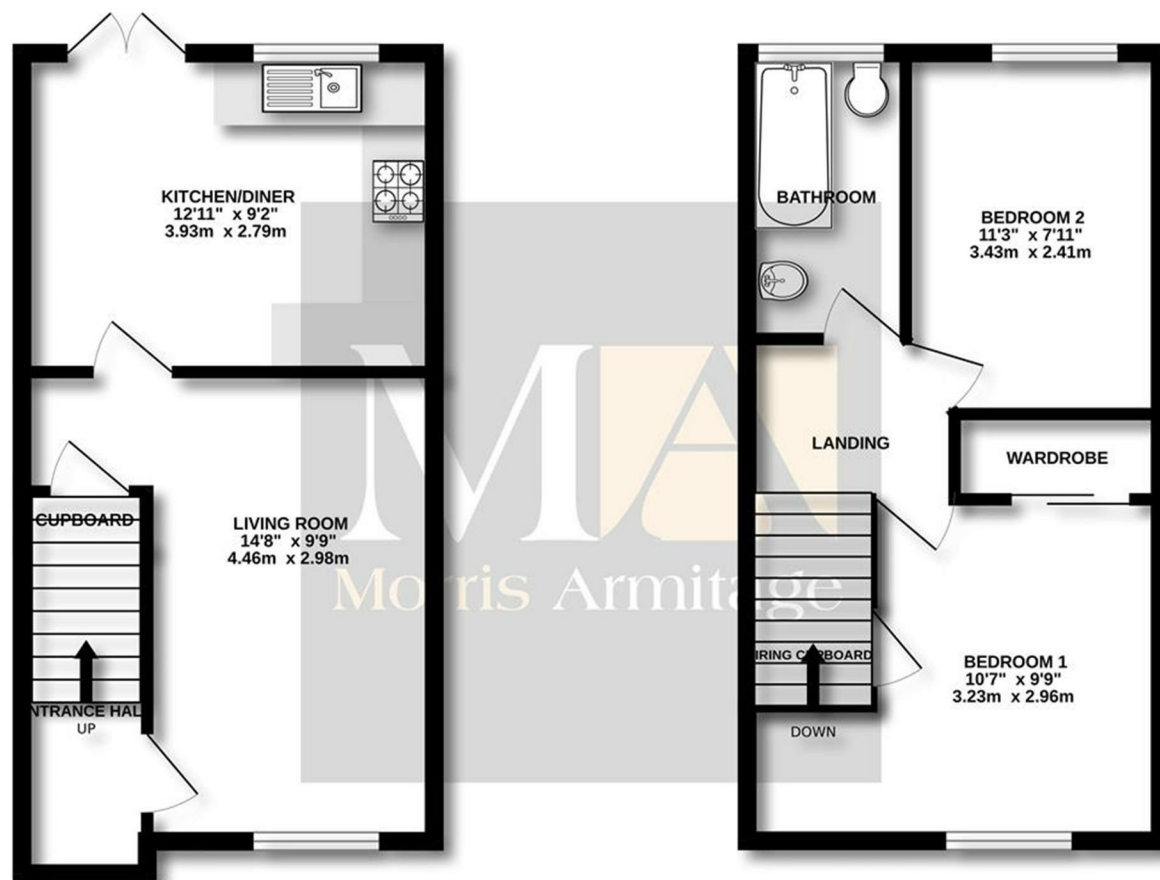
EPC - C

Tenure - Freehold
Council Tax Band - C - (West Suffolk)
Property Type - Semi-detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 116
Parking – Driveway
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

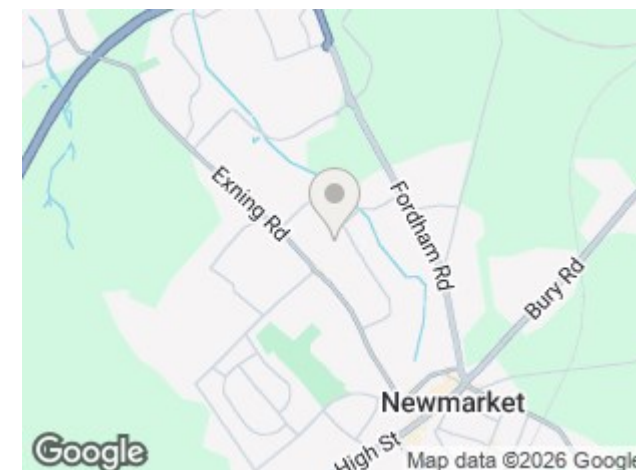
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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





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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- **Popular Town Location**
- **Close To Local Amenities**
- **Quiet Cul-De-Sac Location**
- **Two Double Bedrooms**
- **Allocated Parking**
- **Enclosed Rear Garden**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	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 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.







