

Stanley Road,
Newmarket, Suffolk CB8 8AF
£210,000

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Stanley Road, Newmarket, Suffolk CB8 8AF

A charming Victorian cottage set on the fringe of the town centre and in striking distance of an appealing mix of coffee shops and restaurants and in walking distance of the railway station.

This cosy property offers accommodation to include living room, kitchen/breakfast room, refitted bathroom and two good size bedrooms.

Externally the property offers a lovely and fully enclosed rear garden. This property also benefits from a recently replaced roof.

Offering excellent value for money – viewing is highly recommended.

Entrance Way
Front door opening into:

Living Room/Dining Room
11'11" x 11'1"
Hardwood floors, and an ornate cast iron fireplace with mantlepiece. Window to front aspect.

Kitchen
11'1'" x 8'0"
Fitted with a range of eye and base level units with worktops over. Integrated stainless steel sink with matching stainless steel mixer tap. Other integrated appliances include an oven and induction hob. Space for other white goods. Tiled flooring and access to first floor via stair case. Widow to rear aspect.

Bathroom
Suite comprising of panelled bath with shower head over, WC and handwash basin. Tiled flooring, window to side aspect.

Bedroom 1
11'2" x 10'3"
Hardwood flooring. Window to front aspect.

Bedroom 2
9'9" x 8'0"
Hardwood flooring. boiler cupboard. Window to rear aspect.

Outside Rear
Fully enclosed rear garden, mainly laid to lawn with a patio seating area closet too the house. A concrete garden paths leads down the garden to a shed at the bottom.

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 - 48 SQM
Parking – On-Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
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.



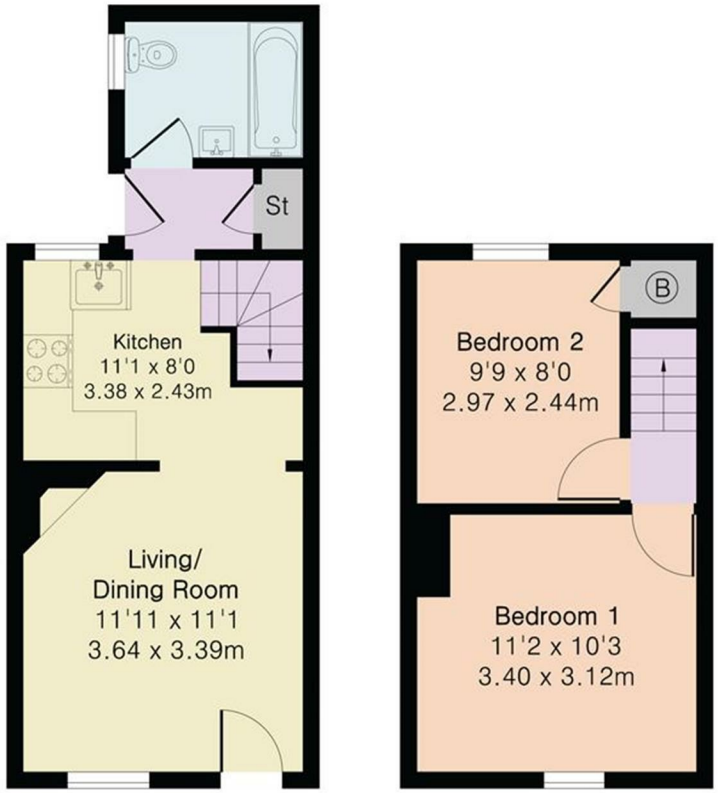




Approximate Gross Internal Area 519 sq ft - 48 sq m

Ground Floor Area 293 sq ft – 27 sq m

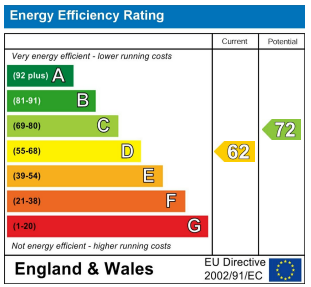
First Floor Area 226 sq ft – 21 sq m

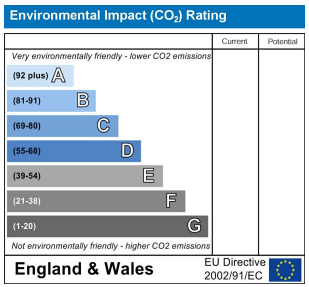


Ground Floor First Floor

- **Highly Regarded Town Location**
- **Within Waling Distance Of Train Station**
- **Close to Local Amentities**
- **Character Features**
- **Cosy Cottage**
- **Refitted Bathroom**
- **Two Good Sized Bedrooms**
- **Enclosed Rear Garden**







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.

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