



**Millbank,
Newmarket, CB8 0EQ
£300,000**

MA
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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.

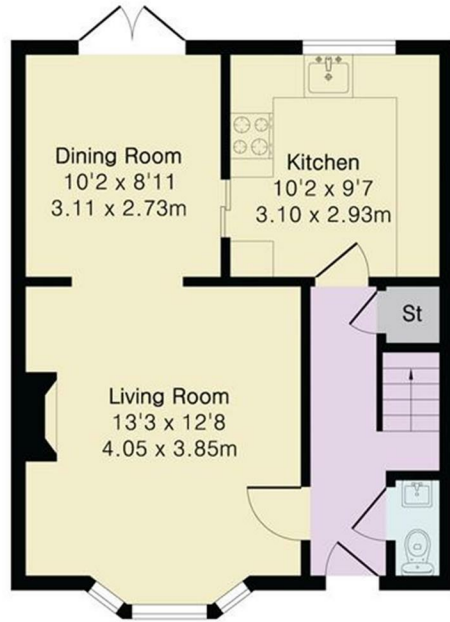


**Approximate Gross Internal Area 924 sq ft - 86 sq m
(Excluding Outbuilding)**

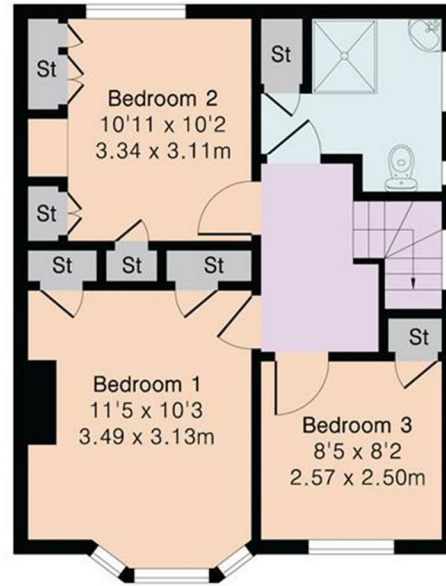
Ground Floor Area 462 sq ft – 43 sq m

First Floor Area 462 sq ft – 43 sq m

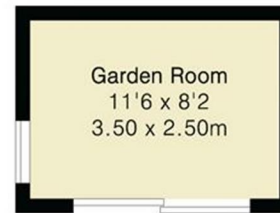
Outbuilding Area 94 sq ft – 9 sq m



Ground Floor



First Floor



Outbuilding

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



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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