



Queen Street, Newmarket CB8 8EX

Guide Price £260,000

MA

Morris Armitage

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Queen Street, Newmarket CB8 8EX

A charming period property set in the heart of this thriving town and enjoying delightful gardens to rear.

Incredibly deceptive and offering sizeable space approaching 900 square footage, this property boasts accommodation to include entrance hall, living room, dining room, two truly good size double bedrooms and a family bathroom.

No chain - viewing recommended.

Entrance Hallway

Living Room 13'9 x 11'6 (4.19m x 3.51m)

Charming living room with stone brick fireplace, currently fitted with a coal effect fire, stone mantel and hearth. Radiator. Window to the front aspect. Door leading to the entrance hall.

Dining Room 11'8 x 11'7 (3.56m x 3.53m)

Well proportioned dining room with window to the rear aspect. Feature fireplace with ornate wooden surround and mantel and stone hearth, currently fitted with coal effect fire. Built in understairs cupboard. Radiator. Archway leading to the kitchen. Door leading to the entrance hall.

Kitchen 10'1 x 7'5 (3.07m x 2.26m)

Fitted kitchen with a range of eye and base level cupboards with worktop over. Space and connection for electric cooker. Space and plumbing for washing machine. Space for under counter fridge. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Window to the rear aspect. Archway leading to the dining room. Door leading to the rear garden.

First Floor Landing

Split landing with stairs leading to bedroom one, further stairs leading to the landing with doors to bedroom 2 and the bathroom. Window to the wide aspect. Stairs leading to the entrance hall.

Bedroom 1 13'9 x 11'6 (4.19m x 3.51m)

Spacious double bedroom with built-in wardrobe and storage cupboards. Window to the front aspect. Radiator. Door leading to the landing.

Bedroom 2 11'8 x 10'8 (3.56m x 3.25m)

Double bedroom with built-in wardrobe and storage cupboards. Window to the rear aspect. Radiator. Door leading to the landing.

Bathroom

Cream suite comprising low level WC, pedestal handbasin and corner bath with wall mounted shower over. Built-in storage cupboard. Radiator. Window to the rear aspect. Door to the landing.

Outside - Front

Gravelled bed with low wall surround. Pathway leading to the front door. Access gate to the rear.

Outside - Rear

Charming rear garden with a huge variety of established planting, shrubs and small trees. Spacious patio area to the rear of the house with door leading to the kitchen. Brick built BBQ. Timber shed. Access gate to the front.

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 - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 60

Parking - Council run car parking available - ask for details

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - No connection but available

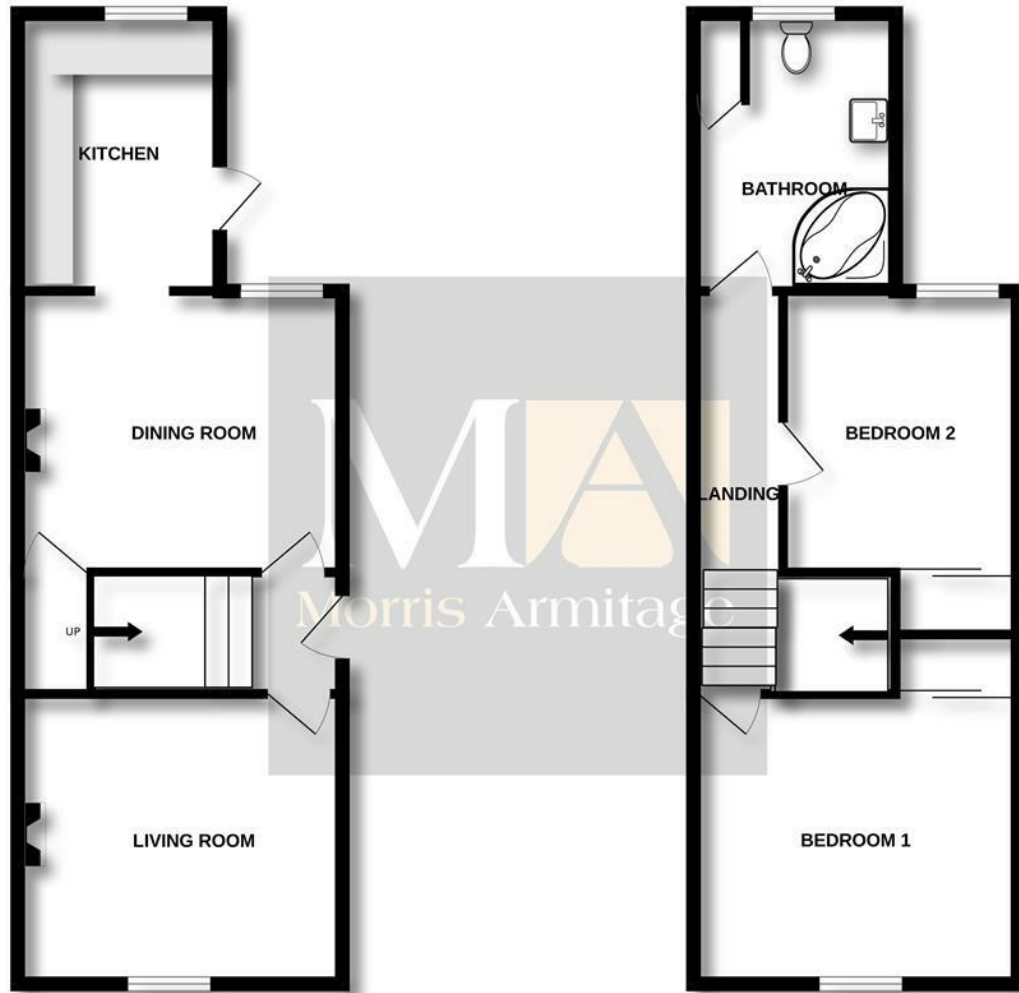
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

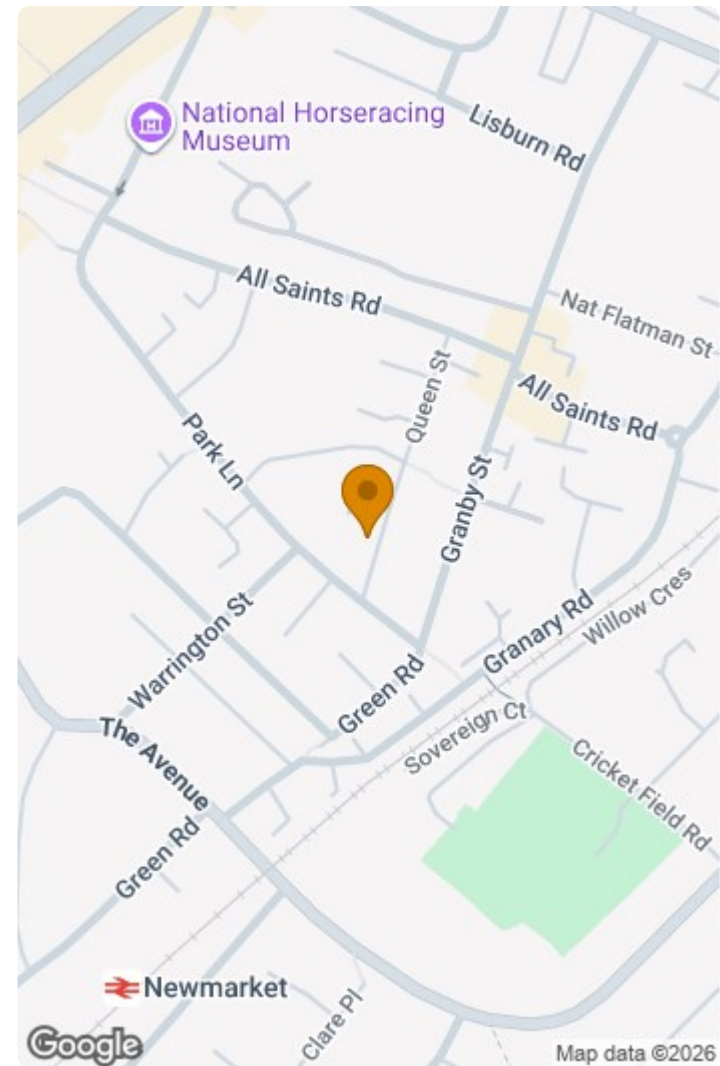
Rights of Way, Easements, Covenants - None that the vendor is aware of

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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