



Green Road | | Newmarket | CB8 9BN

£1,250 PCM

COOKE
CURTIS
& CO

Key features

- 54 sqm / 589 sqft
- 2 bed, 1 bath, 1 recep
- Council tax band - B
- EPC - D / 67
- Gas central heating
- Allocated parking
- Unfurnished
- Available May 2026

Description

A two bedroom mid terrace home, conveniently located next to Newmarket train station and a short walk into the town centre. The property comes with allocated parking.

Directions

Newmarket is a market town in the English county of Suffolk, approximately 13 miles east of Cambridge and 65 miles north of London both accessible via train from the local station. It is generally considered the birthplace and global centre of thoroughbred horse racing and a potential World Heritage Site. Along with being home to the country's largest race horse training and breeding centres Newmarket is also a major local business cluster, with annual investment rivaling that of the Cambridge Science Park, the other major cluster in the region. The town has been a centre for British royalty since James I and was also a home to



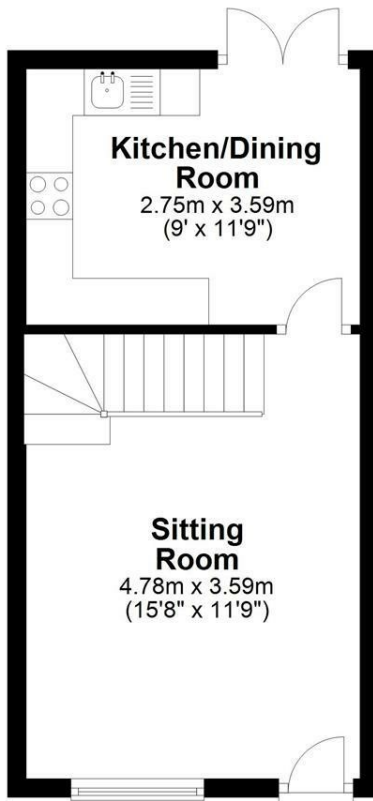
This two bedroom property is located right next to Newmarket train station and is a short walk away from the High Street. Local supermarkets including Tesco and Waitrose are a five minute drive away



Floor plans

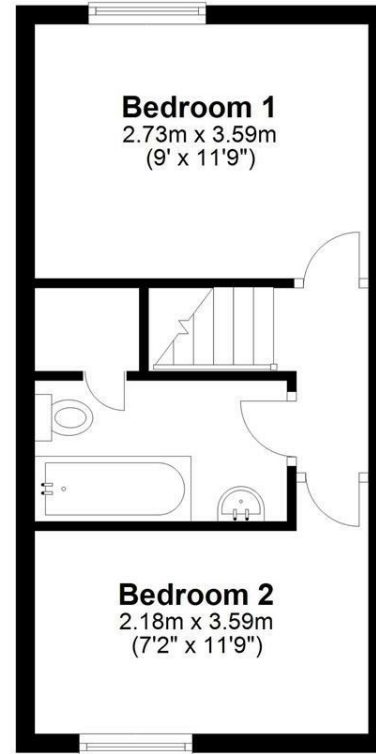
Ground Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.2 sq. feet)

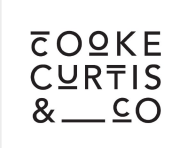


Total area: approx. 54.8 sq. metres (589.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **B** EPC Rating **D**



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