11 Houldsworth Terrace
Newmarket, CB8 0JX
Guide Price £265,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Houldsworth Terrace, Newmarket, CB8 0JX

A well presented and spacious semi detached period home in this quiet back street within walking distance of the High Street and railway station.

Accommodation includes a hallway entrance, living room, kitchen/diner with pantry, two bedrooms and a first floor bathroom.

Outside there is a large rear garden with stocked flower and shrub borders. The front garden is walled.

Viewing is highly recommended.

Entrance Hallway
With stairs rising to first floor and door through to;

Sitting Room 14'1" x 13'4" (4.3m x 4.07m)
With brick built feature fireplace, shelving in alcoves, two widows to front aspect. Door through to:

Kitchen/Dining Room 13'4" x 10'0" (4.08m x 3.07m)
Fitted with a range of matching eye and base level storage cupboards with work top surfaces over. Stainless steel sink and drainer with mixer tap. Integrated oven. Inset hob with extractor hood oven. Space and plumbing for dishwasher. Door to pantry. Door to store room. Space for dining table and chairs. Two windows and door to rear aspect.

First Floor Landing
With doors to bedrooms and bathroom.

Bedroom 1 16'11" x 11'5" (5.18m x 3.50m)
With feature fireplace. Built in storage cupboards. Two windows to front aspect.

Bedroom 2 12'10" x 8'8" (3.93m x 2.66m)
With window to rear aspect.

Bathroom
Panelled bath with shower attachment over. Wash hand basin. Obscured window to rear aspect.

WC
Low level WC. Window to side aspect.

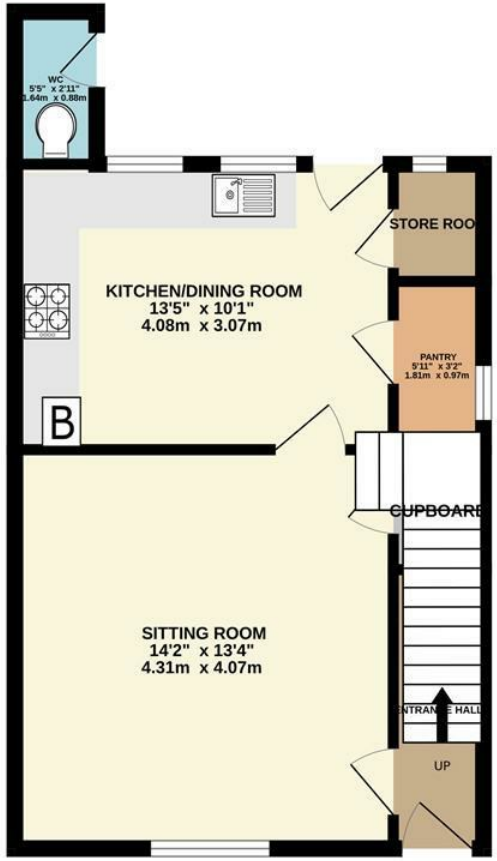
Outside - Front
Fenced front garden with paved pathway leading to front door and rear access.

Outside - Rear
Fully enclosed rear garden with outside WC and garden shed.

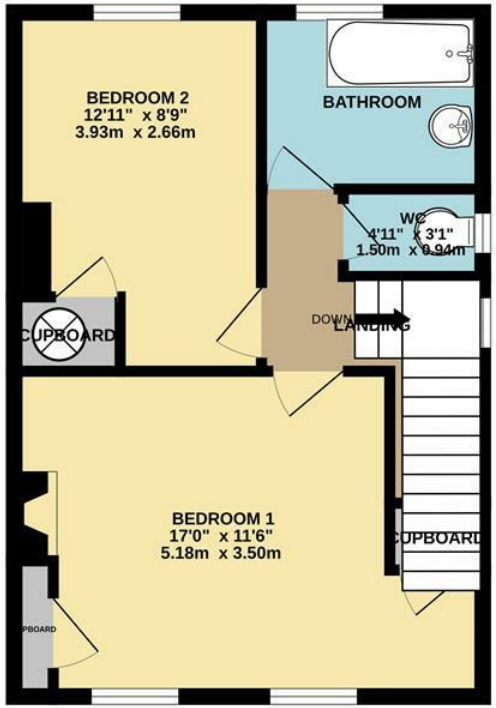
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 - D
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
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

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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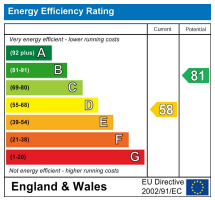

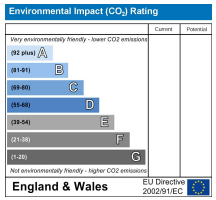

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