

11 Melton Close
Newmarket, Suffolk CB8 8BE
£225,000

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11 Melton Close, Newmarket, Suffolk CB8 8BE

An opportunity to acquire a two bedroom end of terrace cottage nestling at the end of a no through road on the South side of the town. The property is set withing easy reach of the railway station and town centre.

The property offers immaculately presented accommodation comprising a living room, re-fitted kitchen/dining room, inner lobby, re-fitted ground floor shower room and two good sized bedrooms.
Externally benefitting from a walled courtyard garden.

Offered for sale with the distinct advantage of no onward chain.

Ideal first or investment purchase.

EPC (D)







Accommodation Details
Front door leading through to:

Living Room 11'8" x 11'7" (3.56m x 3.53m)
With window to the front aspect, feature Victorian style fireplace to the side housing fuel burning stove, built in cupboard, TV aerial connection point, wood flooring, radiator, opening leading through to:

Kitchen/Dining Room 11'8" x 10'11" (3.56m x 3.33m)
Re-fitted kitchen with a range of eye level and base storage units with wood block working top surfaces over, built in oven, separate hob with extractor hood over, space for fridge/freezer, staircase rising to the first floor with useful understairs recess, tile effect flooring, radiator, window to the rear aspect, part glazed door leading through to:

Inner Lobby
With airing cupboard with plumbing for washing machine, tiled effect flooring, part glazed door leading to the rear garden and door leading through to:

Bathroom
Re-fitted bathroom with suite comprising walk in shower enclosure with drench head, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring with underfloor heating, window to the side aspect, extractor.

First Floor Landing
With access to loft space, access and door leading through to:

Bedroom 1 11'8" x 10'9" (3.56m x 3.28m)
With window to the front aspect, Victorian style fireplace to the side, wood flooring, radiator.

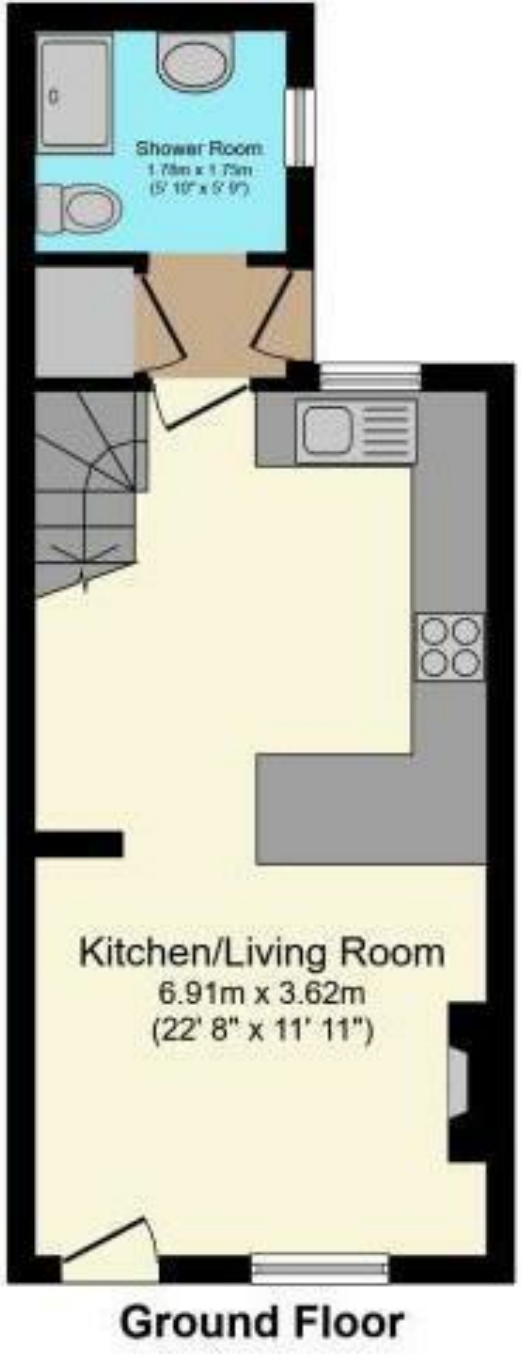
Bedroom 2 10'9" x 8'7" (3.28m x 2.62m)
With window to the rear aspect, wood flooring overstairs storage cupboard, radiator.

Outside - Front
The property is located at the very end of a no through road with on street parking.

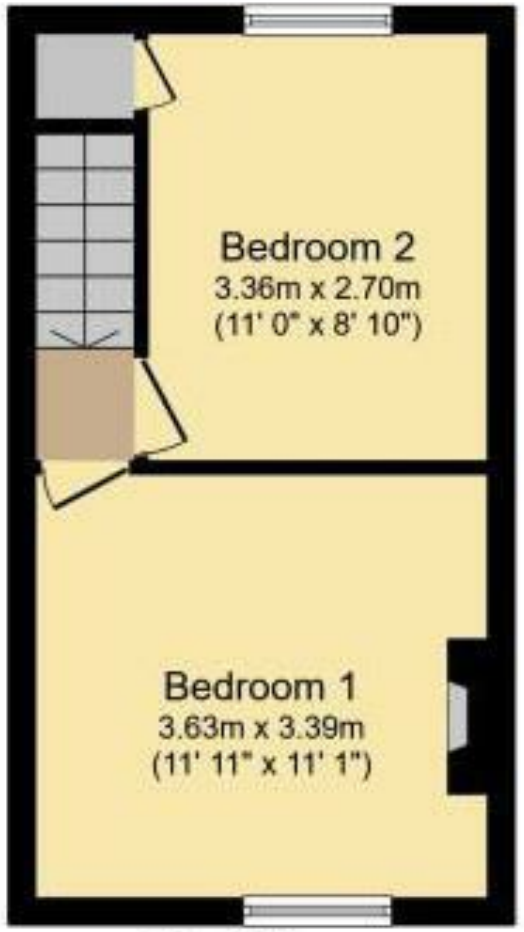
Outside - Rear
Fully enclosed courtyard style garden with gated rear access, bordered by brick wall.

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.

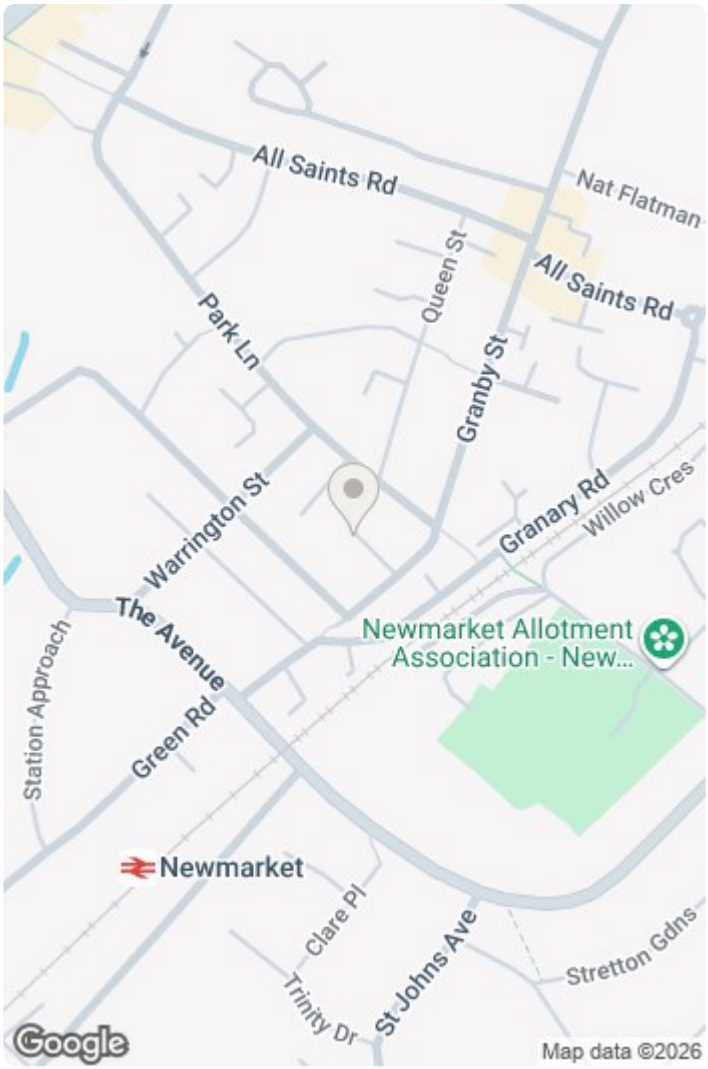
Property details
EPC - D
Tenure - Free hold
Council Tax Band - B - West Suffolk
Property Type - End-Terrace House
Property Construction – Brick construction
Number & Types of Room – Please refer to the floorplan
Square Meters - 54 SQM
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - tbc
Broadband Type – Full Fibre, direct to home, 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

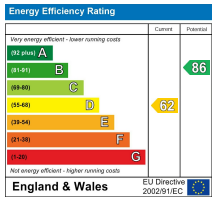


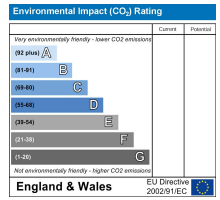
Ground Floor



First Floor







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