



**Carson Walk,
Newmarket, CB8 0DR
£140,000**

MA
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Carson Walk, Newmarket, CB8 0DR

A ground floor apartment set within this popular residential area and offered for sale with no onward chain.

Boasting accommodation to include communal entrance hall, living room/dining room, kitchen, useful storage facilities, double bedroom and bathroom.

Perfect for a first time buyer or potential investment opportunity.

Entrance Hallway

With three storage cupboards and access and door through to all rooms.

Kitchen

12'4" x 6'7"

Fitted with a range of eye level and base storage units with working top surfaces over, inset stainless steel sink unit with mixer tap and drainer over, built in oven with hob and extractor fan over, space and plumbing for washing machine, breakfast bar, space for fridge freezer, gas boiler serving domestic hot water and central heating system with radiators around the home and double glazed window to the rear aspect.

Sitting Room

17'3" x 9'10"

With laminated flooring and door and window opening to the front aspect.

Bedroom 1

12'0" x 9'4"

With double glazed window to the front aspect.

Bathroom

Suite comprising panel sided bath with hand held shower over, pedestal wash hand basin, low level WC and double glazed window to the rear aspect.

Outside - Front

Communal lawned area to the front of the property.

Outside - Rear

Gate communal garden, laid to lawn and enclosed by a dwarf 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 Information

EPC - C

Tenure - Freehold

Council Tax Band - A

Property Type - Ground Floor Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 53 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

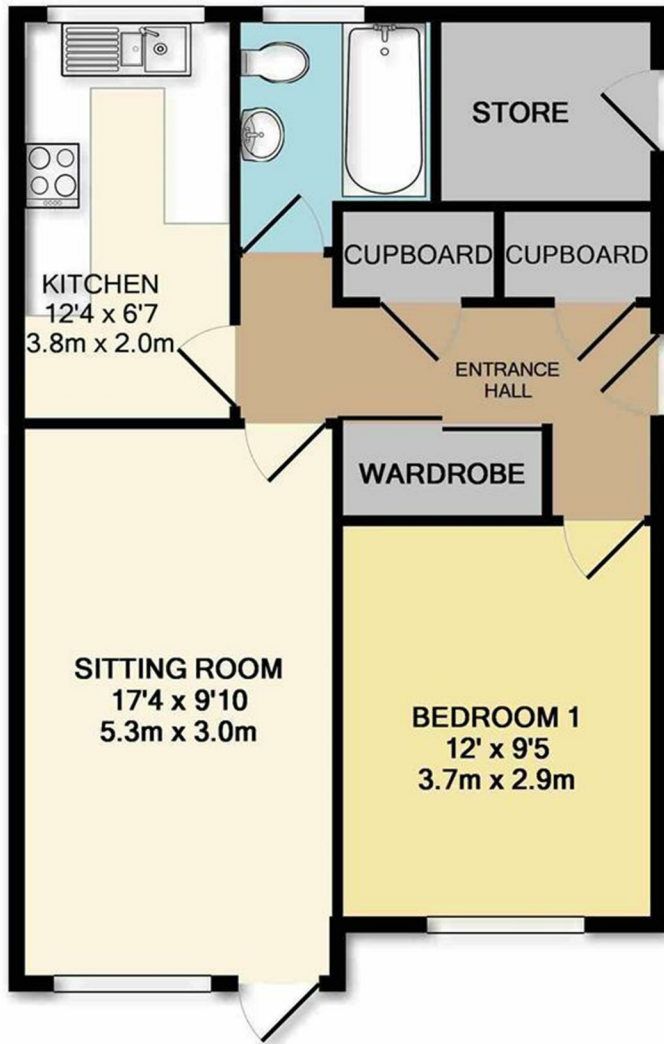
Heating sources - Gas

Broadband Connected - TBC

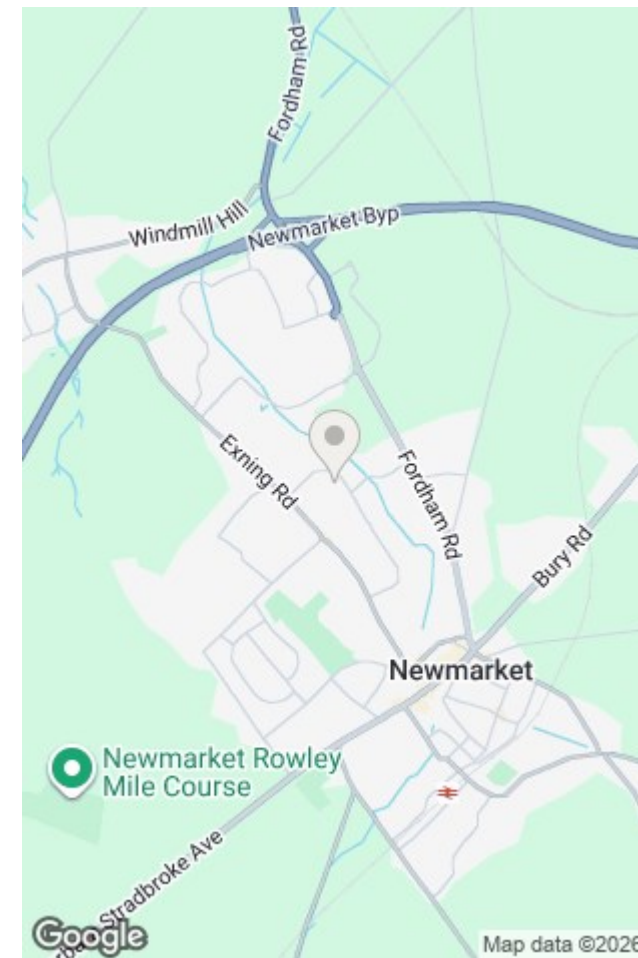
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	79
England & Wales	EU Directive 2002/91/EC

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

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