



**Hethersett Close,  
Newmarket, CB8 7AT  
Asking Price £195,000**

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**A modern end of terrace family home standing within this popular development in Newmarket.**

**Offering sizeable rooms throughout, this property boasts accommodation to include an entrance hall, living room/dining room, kitchen, two good size bedrooms and a wet room.**

**Externally the property offers a fully enclosed rear garden and a garage en bloc.**

**The property must be seen to be fully appreciated.**

**Kitchen**  
**9'0" x 8'3"**  
Fitted with a range of eye and base level units with worktop over, stainless steel sink and mixer tap over. Space for white goods and window to front aspect.

**Living/Dining Room**  
**15'7" x 11'3"**  
Two windows to rear aspect with door leading to rear garden.

**Wet Room**  
**8'6" x 6'2"**  
Walk-in shower, WC and sink basin. Window to front aspect.

**Bedroom 1**  
**15'1" x 8'6"**  
Window to rear aspect.

**Bedroom 2**  
**12'0" x 6'10"**  
Built in storage, Window to rear aspect.

**Garage**  
**17'1" x 8'10"**  
Single garage.

**Outside Front**  
Enclosed fenced front garden with path leading to front door.

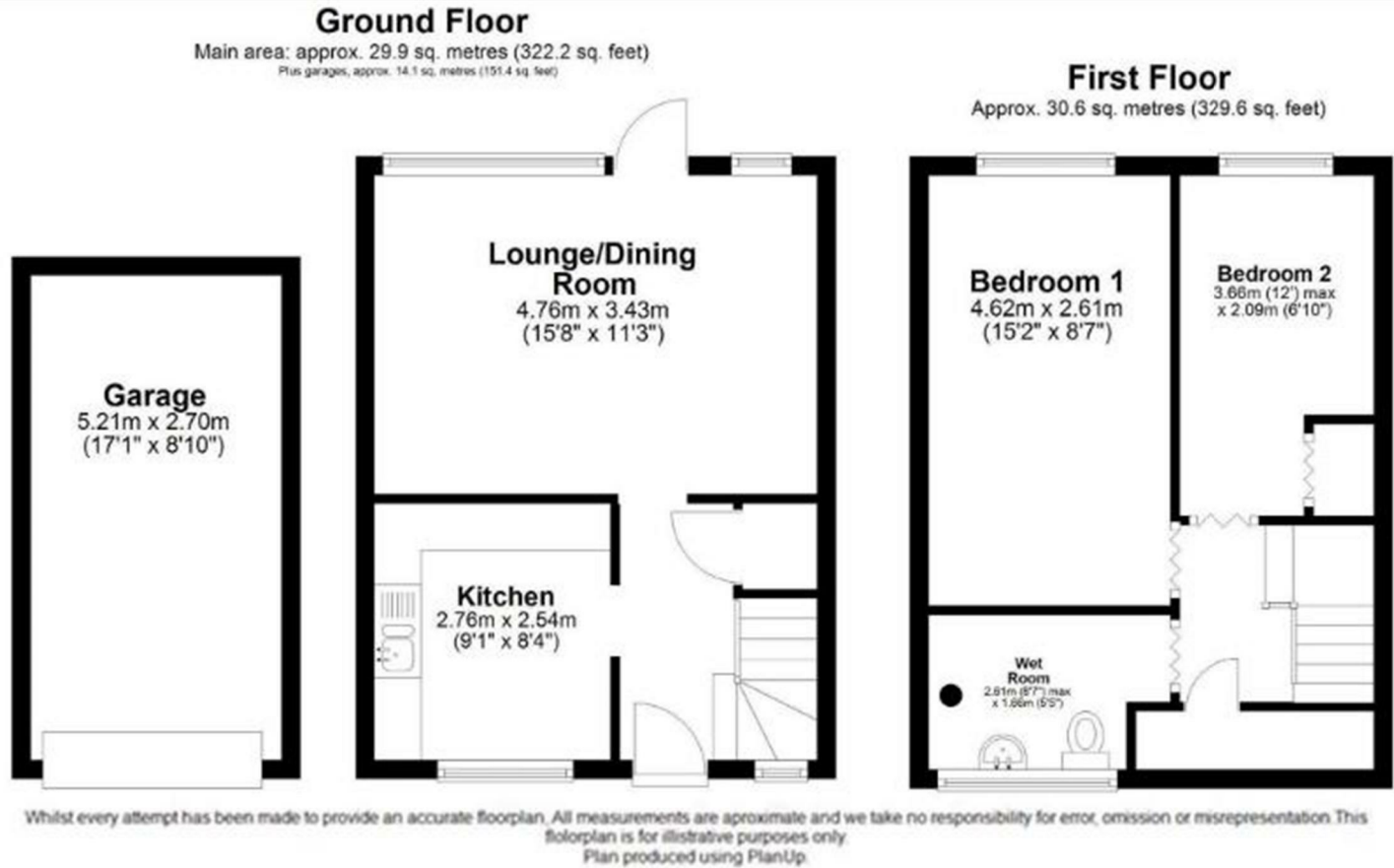
**Outside Rear**  
Fully enclosed rear garden laid to gravel with side access.

**Property Details**  
EPC - C

Tenure - Freehold  
Council Tax Band - B (West Suffolk)  
Property Type - Terraced House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Parking – On-Road Parking  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - Yes  
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

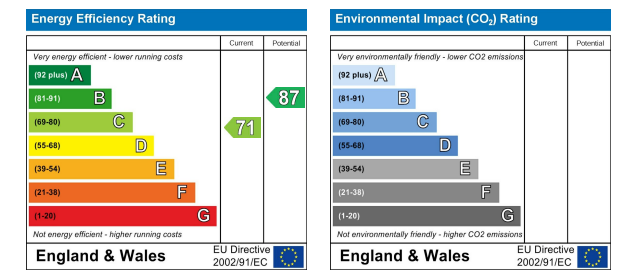
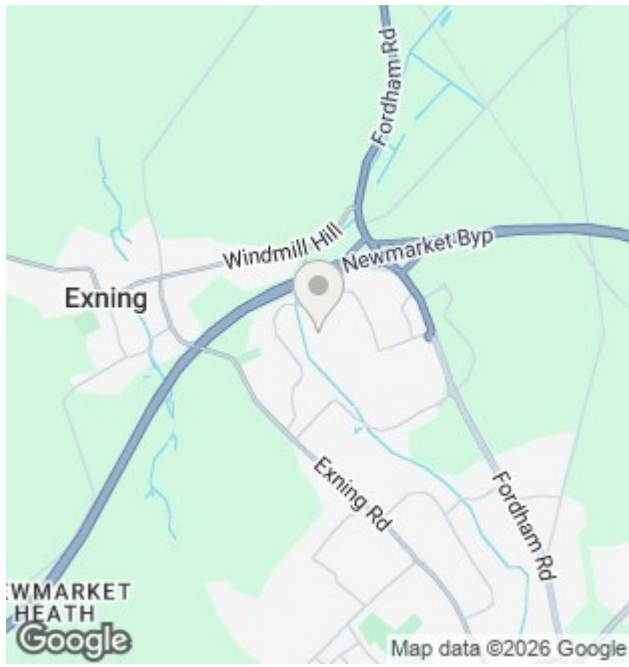
**Location**  
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key 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 20 miles from Bury St Edmunds, and roughly 30 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.





Main area: Approx. 60.6 sq. metres (651.9 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.4 sq. feet)

- Generous Bedrooms
- Scope For Refurbishment
- Garage
- Fully Enclosed Garden



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

