



36 Park Lane, Newmarket, CB8 8AX

Offers In Excess Of £300,000 Freehold

A beautifully presented and characterful two bedroom end of terrace property in a highly desirable location, only a few minutes walk from the town centre and train station.



HOCKEYS
ESTABLISHED 1885



An attractive two bedroom home which has been sympathetically updated to offer modern living arrangements whilst maintaining the period features. On the ground floor is a bay fronted sitting room, impressive kitchen/dining room that opens at the rear into the utility and cloakroom. Upstairs are two good sized bedroom and the stunning four piece bathroom suite. The property is ideally located around a 5 minute walk from the town centre and train station.



LOCATION

The historic market town of Newmarket is located between the university city of Cambridge and Bury St Edmunds on the Suffolk/Cambridgeshire border. There is excellent access to the A14 which interconnects to the M11 motorway to London and the A11 to the east.



There is a train station on the branch line between Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted Internal Airport is around 40 minutes away.

Newmarket has a wide range of amenities including schools, shops, supermarkets, numerous hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. It is a major business cluster, with annual investment rivalling that of the Cambridge Science Park which is the other major cluster in the region.



PORCH Part glazed wood door to the front, tiled flooring and part glazed door into hallway.

ENTRANCE HALL Doors into living room and kitchen/dining room, radiator, stairs rising to first floor, strip wood flooring.

SITTING ROOM 11' 1" x 10' 9" (3.4m x 3.3m) Double glazed walk in bay window to front with fitted shutter blinds, double radiator, inset multi fuel stove, strip wood flooring.



KITCHEN/DINING ROOM 11' 9" x 11' 5" (3.6m x 3.5m)

Double glazed window to rear, fitted with a range of matching wall and base mounted units and drawers with worksurfaces over, belfast sink with mixer tap over, space for range cooker, double radiator, under stair storage cupboard. Open at the rear into utility.



UTILITY ROOM Double glazed patio doors to the side, door into cloakroom, radiator, wall mounted units, worksurfaces with space and plumbing below for washing machine and dishwasher.

CLOAKROOM Frosted double glazed window to rear, low level wc, wash hand basin with mixer tap over and vanity unit below, heated towel rail, fitted storage cupboard with sliding doors, concealed wall mounted boiler.

LANDING Doors into both bedrooms and bathroom, loft access to fully boarded loft via pull down ladder.



BEDROOM ONE 14' 1" x 9' 10" (4.3m x 3m) Generous size bedroom with two double glazed windows to front, double radiator, full width fitted wardrobes proving a good amount of hanging and shelving space. Original flooring under recently laid carpets

BEDROOM TWO 11' 9" x 8' 10" (3.6m x 2.7m) Double glazed window to rear, radiator. Original flooring under recently laid carpets

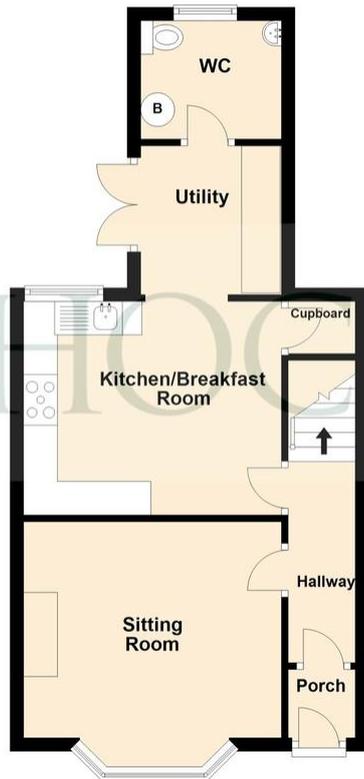
BATHROOM Frosted double glazed window to rear, recently updated bathroom suite comprising freestanding roll top bath with mixer and shower attachment over, fully tiled walk in double shower cubicle, low level wc, wash hand basin with mixer tap over and base units below, heated towel rail, inset spotlights, decorative tiled flooring with the advantage of under floor heating.



GARDEN Paved courtyard garden enclosed by panel fencing with raised beds and with gated access.



Ground Floor



First Floor



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