



**Park Lane  
Newmarket, CB8 8AZ  
Offers In Excess Of £300,000**

**MA**  
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# Park Lane, Newmarket, CB8 8AZ

A rare opportunity to purchase this charming, bay fronted, end terrace 3 bedroom home situated in the heart of the town.

Beautifully presented throughout, the property offers entrance hall, living/dining room, kitchen, bathroom and utility area to the ground floor, with 3 bedrooms and WC to the first floor.

Externally the property has side access leading to an attractive courtyard style garden with a useful outbuilding with power and light.

NO CHAIN

EPC(TBC)

## Accommodation Details:

Fully glazed entrance door through to the:

### Entrance Hall

Radiator and staircase rising to the first floor.

### Living Room 11'6" x 12'3" (3.51 x 3.75)

TV connection point, bay window to the front aspect and arch way leading through to the:

### Dining Room 9'4" x 12'3" (2.87 x 3.75)

With featured exposed bricked fire place with log burner, storage cupboard, radiator and window to the rear aspect.

### Kitchen 13'9" x 11'6" (4.21 x 3.51)

Fitted with both eye and base level storage units and wooden working tops over, inset stainless steel sink and drainer with mixer tap, space for free standing oven and fridge. Laid wooden style

flooring and windows to the side aspect.

### Bathroom 10'7" x 7'10" (3.24 x 2.40)

Modern three piece suite comprising of a low level WC, wash basin, free standing bath, enclosed shower cubicle, heated towel rail and window to the side aspect.

### Utility / Porch

Laid wooden style flooring, space and plumbing for washing machine, window to the side aspect and door out to the rear garden.

### First Floor Landing

Access to loft, storage cupboard, boiler and door through to:

### Bedroom 1 13'8" x 11'10" (4.18 x 3.63)

Double bedroom with radiator and window to the front aspect.

### Bedroom 2 11'3" x 8'7" (3.43 x 2.64)

Radiator, storage cupboard, window to the side aspect and door though to the:

### Ensuite WC

Low level WC and wash basin.

### Bedroom 3 8'11" x 8'3" (2.73 x 2.52)

Radiator and window to the rear aspect.

### Outside - Rear

Courtyard style rear garden with raised decking area, outdoor tap and side pedestrian gate.

### Outhouse 8'3" x 6'3" (2.52 x 1.92)

With power and light.

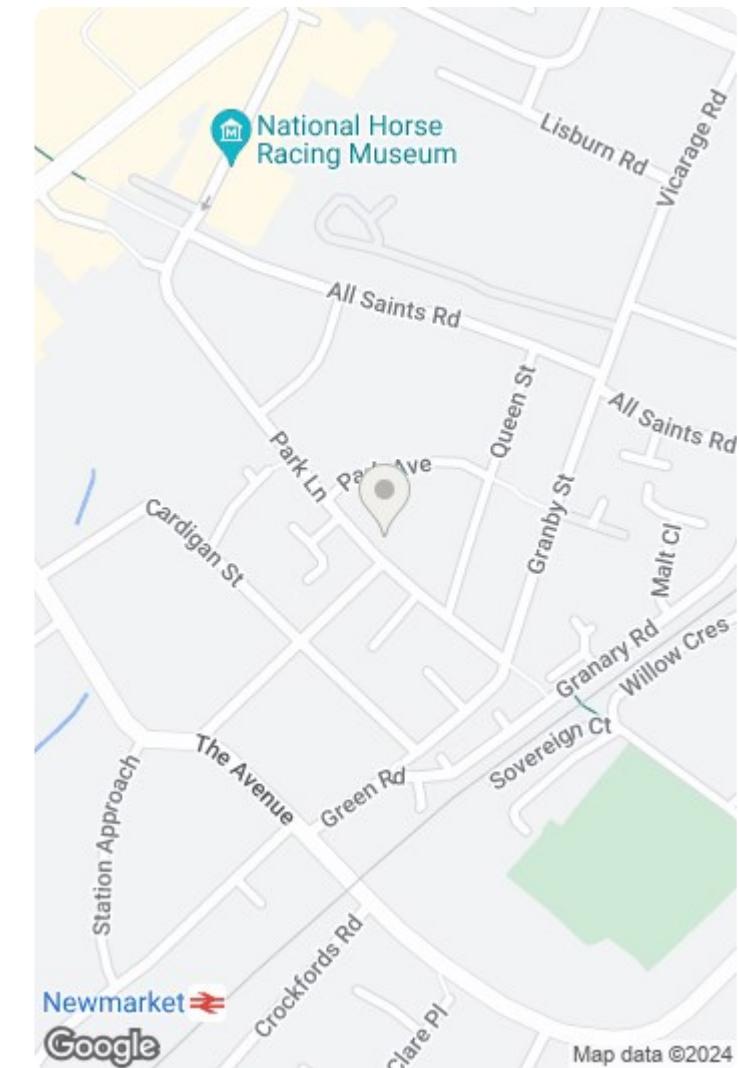
### Outside - Front

Enclosed by bricked wall and two wooden gates, mostly laid to shingle.



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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.  
Made with Metropix 62/2023

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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