



**3 Field Terrace Road,  
Newmarket**

**DAVID  
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# 3 Field Terrace Road, Newmarket, CB8 0AD

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A beautifully presented two-bedroom terraced home on the north side of Newmarket, within easy reach of local amenities. Ideal for first-time buyers or investors, the property offers open-plan living/dining space, kitchen, two bedrooms, a first-floor bathroom and a versatile loft room. Outside, there is an enclosed courtyard garden and a brick-built outbuilding with excellent potential as a studio, gym or home office.

## A well-presented two-bedroom terraced home in a popular north Newmarket location, featuring open-plan living, a loft room and courtyard garden with outbuilding.

### Ground Floor

**LIVING ROOM** Front door opening into a charming living room featuring a bay window with shutter blinds to the front aspect and an exposed brick chimney breast with open fireplace. Open plan through to the dining area.

**DINING ROOM** Generous space for table and chairs with a useful understairs storage cupboard and stairs rising to the first floor.

**KITCHEN** Fitted with a range of eye and base level storage units with worktop surfaces over, inset stainless steel sink and drainer built-in oven with four-ring hob and extractor hood above, plumbing for washing machine and integrated fridge/freezer. Door leading to the rear garden.

**BEDROOM 2** Single bedroom, currently utilised as office space, with window to the rear aspect.

**BATHROOM** Fitted with a panel bath and mixer shower, low level WC, wash hand basin, heated towel rail and obscured window to the rear.

**LOFT ROOM** A versatile space offering ample room for a bed or desk, with built-in storage cupboard and Velux roof light to the rear aspect.

### Outside

To the rear is a low-maintenance courtyard-style garden with patio area ideal for outdoor seating and raised flower beds to the side.

A brick-built outbuilding with power and water presents excellent potential for use as a home office, gym or studio.

To the front, the property is set back from Field Terrace Road behind a brick wall, with a low-maintenance paved courtyard garden.

### First Floor

**LANDING** Access to bedrooms and bathroom, cupboard housing the gas-fired boiler and stairs rising to the loft room.

**BEDROOM 1** Double bedroom with two built-in storage cupboards and window to the front aspect.

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**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND B.** (£1,801.18 per annum)

**EPC D.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** mavericks.guarding.realm

**VIEWING** Strictly by prior appointment only through DAVID BURR.

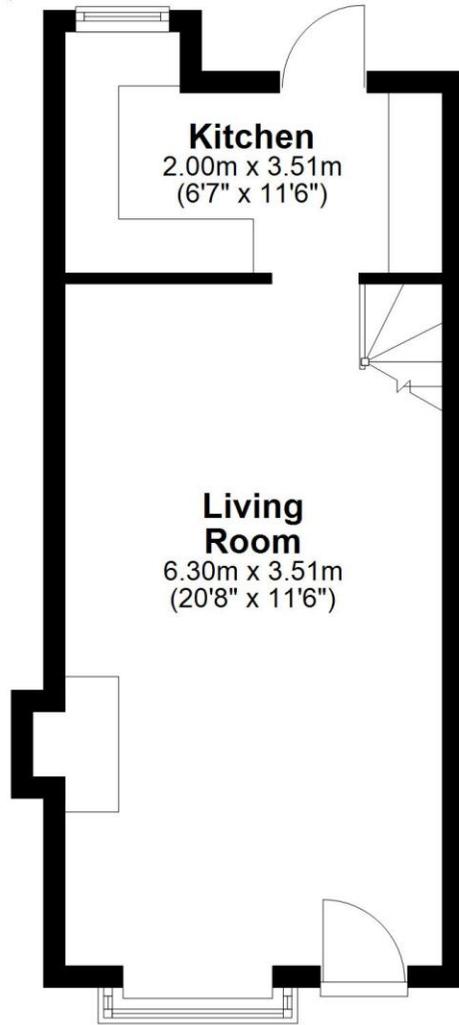
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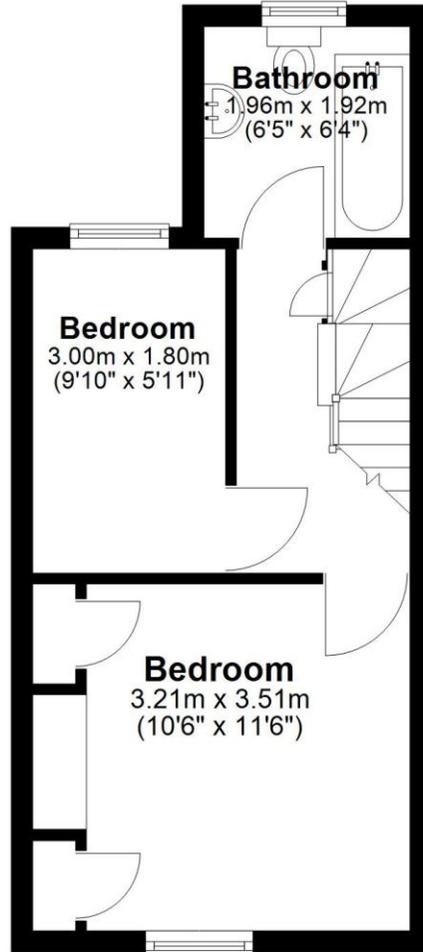
### Ground Floor

Approx. 29.2 sq. metres (314.0 sq. feet)



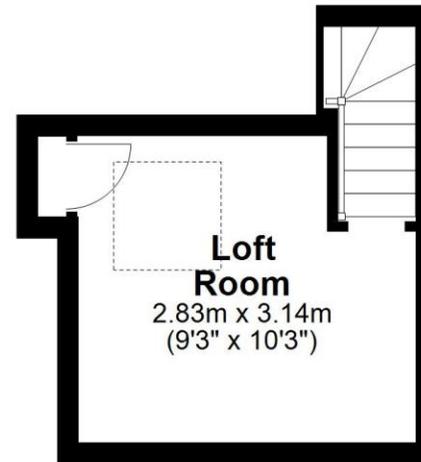
### First Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



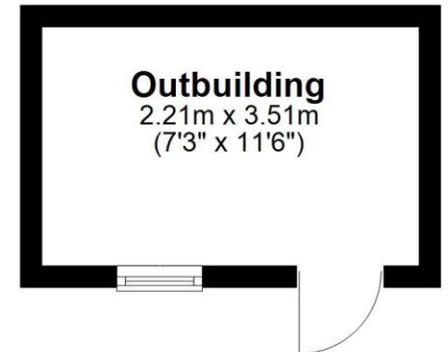
### Second Floor

Approx. 9.2 sq. metres (98.7 sq. feet)



### Outbuilding

Approx. 7.8 sq. metres (83.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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