



**29 Green Road**  
**Newmarket, Suffolk**

**DAVID  
BURR**

## 29 Green Road, Newmarket, Suffolk CB8 8GJ

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.

An attractive recently refurbished, modern one bedroom apartment. The open plan property benefits from a modern kitchen with integrated appliances, lounge/dining area, bedroom, bathroom and externally offers off street parking. Situated within 5 minutes walking distance to the train station and the centre of town.

### **An immaculately presented, modern one bedroom apartment well positioned for all amenities within the town.**

**SITTING / DINING ROOM** With windows to the front and side aspect.

**KITCHEN** A modern space with base and wall units, as well as worktops laid over top. An integrated double oven and 4-ring gas hob with extractor hood above. Other appliances included are a freestanding fridge/freezer, microwave, and space with plumbing for a washing machine. Inset sink looking out of window to the side aspect.

**BEDROOM** With window to the rear aspect.

**BATHROOM** Fitted bath with shower over top, lined with glass shower door. WC as well as sink looking out of window to the rear aspect.

#### **Outside**

Allocated parking space for the apartment is situated to the rear of the building.

**SERVICES** Gas fired central heating. Mains gas, electricity and water. Note that none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** A.

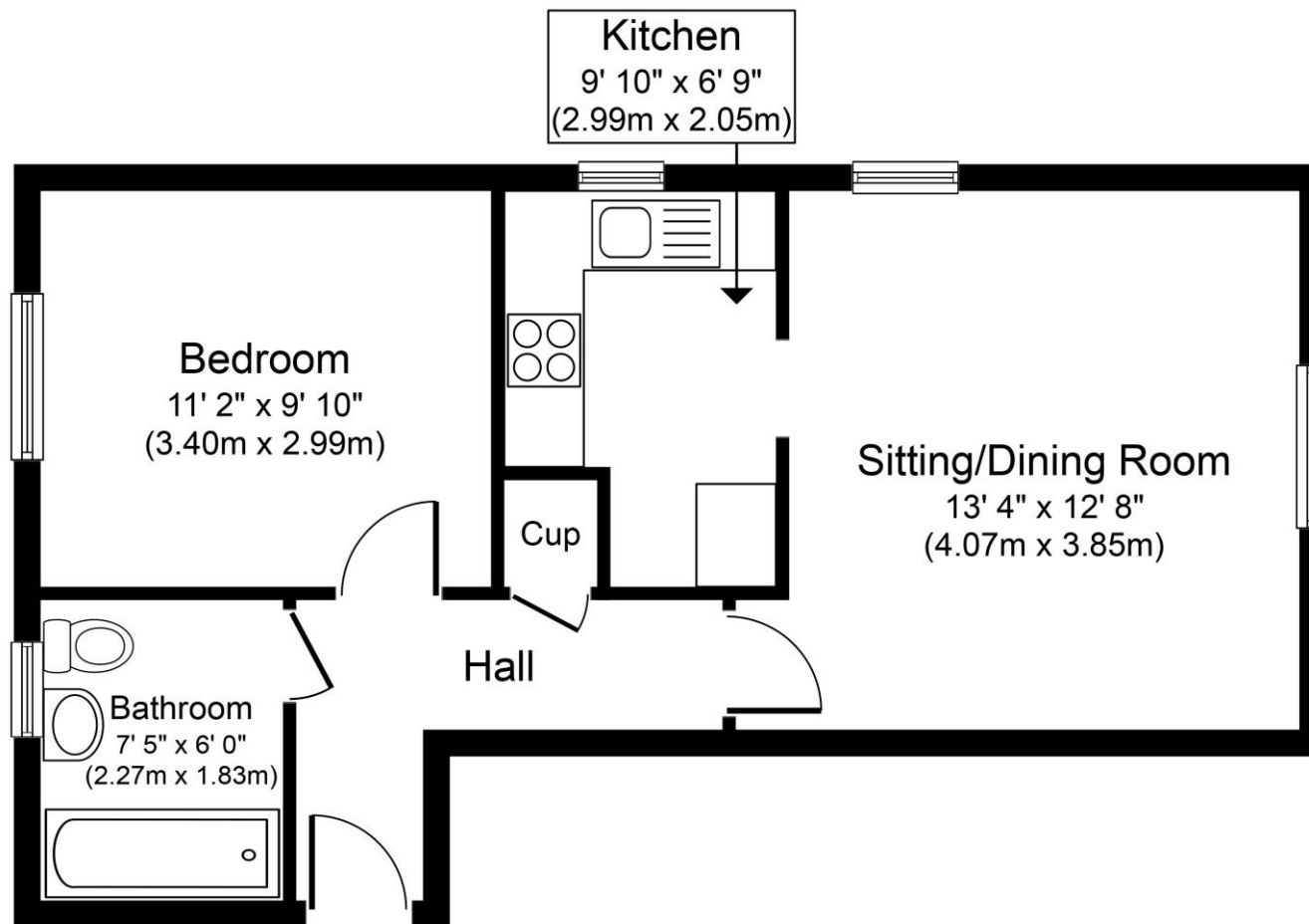
**TENURE** Leasehold.

**EPC** C.

**WHAT3WORDS** eyepieces.twit.angers

**VIEWING** by prior appointment only through David Burr Estate Agents.

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**Approximate Floor Area**  
**456 sq. ft.**  
**(42.4 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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