



**Portland Road
Newmarket
Suffolk
CB8**

Offers In Excess Of £149,000

bettermove 

Portland Road Newmarket

Bettermove are proud to present this 2 bedroom maisonette in Newmarket.

This property benefits from double glazing, and gas central heating throughout, with communal parking available.

The council tax band is A.

This is a leasehold property with 83 years remaining on the lease; the service charge is £45.00 per month.

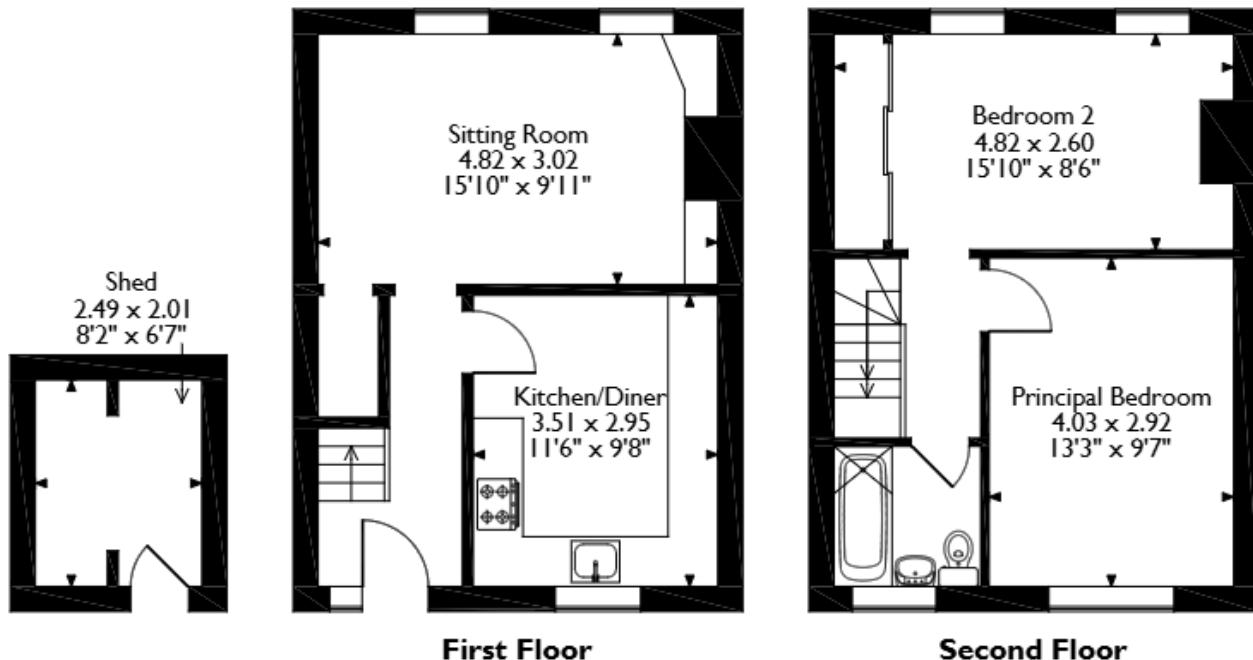
The interior of this well presented property is situated across the first and second floors of the building. The first floor comprises a spacious living room, and fitted kitchen/diner. Upstairs, the second floor consists of two double bedrooms, alongside the family bathroom. The property also comes with an additional shed, ideal for additional storage.

Located in the popular town of Newmarket, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Newmarket Train Station, a variety of local bus routes, and quick access to the A14.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Portland Road, Newmarket, Suffolk
 Approximate Gross Internal Area
 Main House = 64 Sq M/688 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 69 Sq M/742 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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