



## Newmarket Office

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Chester,  
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Newmarket  
Suffolk, CB8 0WH



£1,400

Just moments from the town centre, this brand-new 3-bedroom home, set within a converted Victorian school, features impressive open-plan living spaces full of character.

This brand new 3-bedroom house offers an impressive open-plan living area with sitting room with study area, dining space and a modern fitted kitchen. In addition there is a convenient downstairs cloakroom. Upstairs, you'll find a family bathroom, three bedrooms including a master suite featuring exposed beams, a large feature window, and an ensuite shower room, a spacious double bedroom and a single bedroom. Located within walking distance of the town centre, this property is a must-see. A small courtyard area is also in development and will be available within six months.

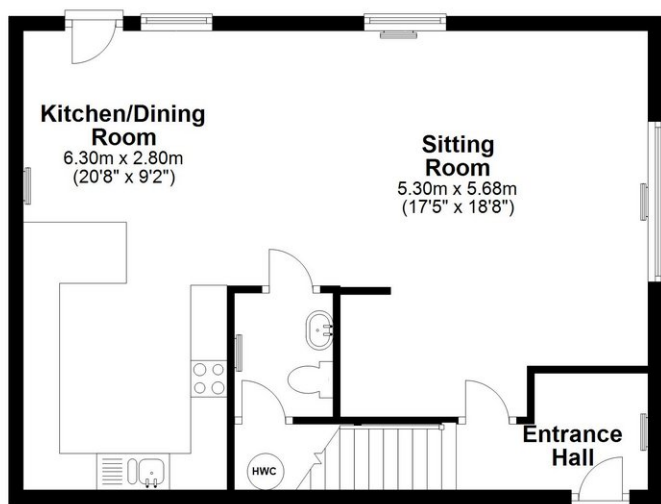
Early viewing is highly recommended.

**Cambridge + Newmarket + Burwell + Cottenham + Ely + Mayfair London**

# Floorplan

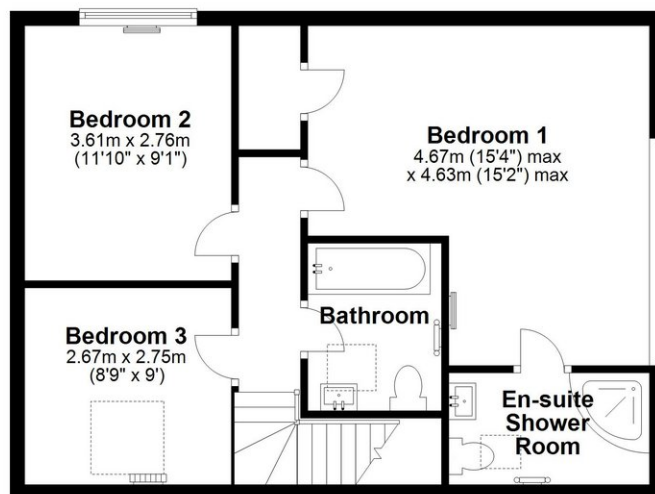
## Ground Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



## First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



Total area: approx. 107.6 sq. metres (1158.4 sq. feet)

## Features

- Victorian school conversion
- Town centre location
- Superb open plan accommodation
- Three bedrooms
- Family bathroom & En Suite
- Off road parking space
- Unfurnished

## Information

Mains water, drainage and electricity are connected.  
The property is in a conservation area. The property is in a low flood risk area.

One parking space  
Construction  
Internet connection, Basic - 18 Mbps Superfast - 80 Mbps  
Ultrafast- 1000 Mbps  
Fibre TV Availability: BT, Sky, Virgin  
Mobile phone coverage by the four major carriers available.  
EPC: E

**Tenure** The property is freehold

**Council Tax** TBC West Suffolk District Council

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested