



New Cheveley Road, Newmarket, CB8 8BY





## New Cheveley Road

Newmarket,  
CB8 8BY

A 2 bedroom mid terraced house standing in an established residential area south east of the town centre. The property benefits from a sitting/dining room, a fitted kitchen and a first floor bathroom. Additional features include gas central heating, double glazing and a long rear garden with useful timber shed. EPC: D, Council Tax Band: B. Available Now.

### LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.



**£950 PCM**





## Entrance Hall

with stairs to first floor.

## Sitting / Dining Room

with laminate flooring, electric fireplace, understairs cupboard, radiator, windows to front and rear aspect,

## Kitchen

with range of base and wall units, stainless steel sink and drainer with mixer tap, part tiles walls, vinyl flooring, gas hob, oven with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, radiator, door to rear garden, window to side.

## Cloakroom

with low level wc, pedestal handbasin, vinyl flooring, cupboard housing gas fired boiler, window to side aspect.

## First Floor

## Landing

with loft access.

## Bedroom 1

with feature fireplace, built in wardrobe, radiator, window to front aspect.

## Bedroom 2

with radiator, window to rear aspect.

## Bathroom

with low level wc, pedestal handbasin, panelled bath with shower attachment over, storage cupboard, heated towel rail, window to rear aspect.

## OUTSIDE

FRONT is laid to lawn with mature hedge and path to the front door.

FULLY ENCLOSED REAR GARDEN predominantly laid to lawn with patio area to side, useful garden shed, gated access to the side.

## Letting Agents Notes

Deposit - £1096.00

Holding Deposit - £219.00

EPC - D

Council Tax - B

Square Footage - 721

Property Type - Terraced House

Property Construction - Brick with tiled roof

Parking - on street

Rights of Way, Easements, Covenants - there is gated pedestrian access to the rear of the property.

Electric, Gas and Water Supply - Mains

Sewerage - Mains

Heating source - Gas boiler and radiators.

Broadband Connected - Yes

Broadband Type - Standard and Ultrafast Fibre to the premises.

Mobile Signal/Coverage - Good

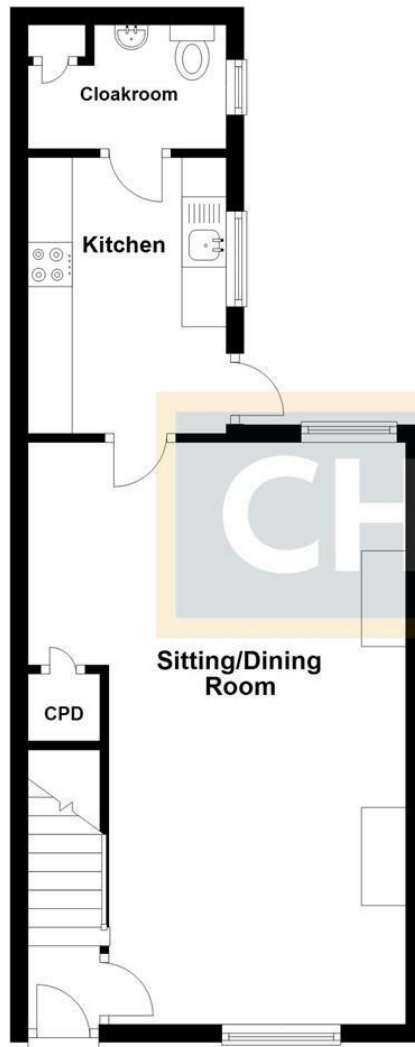
Flood risk - N/A

Coal field / Mining area - N/A



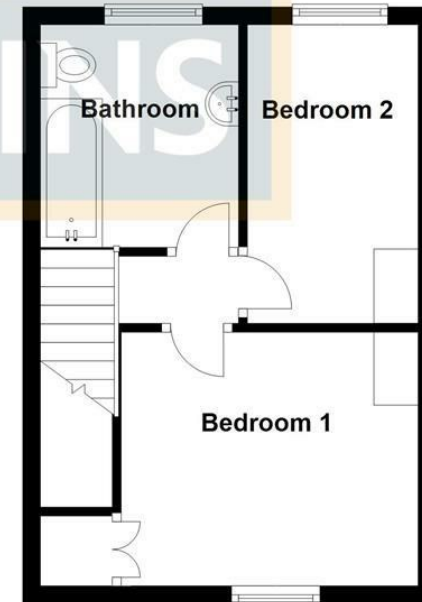
## Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		64	
(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	

Local Authority - West Suffolk Council

Total area: approx. 66.3 sq. metres (713.4 sq. feet)



2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.