



**Cheveley Road**  
**Newmarket, CB8 8FD**  
**Guide Price £220,000**

## Cheveley Road, Newmarket, CB8 8FD

A superb first floor apartment set within this popular residential area and only a short walk from the famous racing gallops and striking distance of the High Street.

Updated and improved by the current owners, this property offers open plan living with a refitted kitchen/living room & dining room, two generous size bedrooms and a refitted shower room. Recently installed double glazed windows and recently painted exterior box fascias.

Externally the property offers communal gardens and parking facilities.

### Accommodation Details:

#### Entrance Hall

With large airing cupboard, radiator, utility cupboard, access to loft and door leading through to:

#### Kitchen 7'4" x 14'2" (2.26 x 4.33)

With a range of both eye and base level fitted storage units with working tops over, stainless steel sink with mixer tap, integrated appliances such as NEFF oven and combination microwave, induction hob with extractor hood above, washing machine and dishwasher. space for fridge/freezer. Windows to the front and rear aspect.

#### Lounge/Diner 18'2" x 11'0" (5.55m x 3.37m)

With oak wood flooring, radiator, TV connection point and bay window to the front aspect.

#### Bathroom

Three piece bathroom suite comprising of concealed WC, wash hand sink basin with vanity under, enclosed shower cubicle with glass screen, wall mounted mirror shelved units, tiled walls and flooring.

#### Bedroom 1 14'4" x 9'8" (4.37m x 2.97m)

Double bedroom with fitted sliding robes wardrobes, radiator and window to the rear aspect.

#### Bedroom 2 12'0" x 6'9" (3.68m x 2.08m)

With radiator, storage cupboard and window to the rear aspect.

#### Outside

Communal garden to the rear with lawn and seating area, allocated parking and visitor parking, bike rack and security lighting.

### PROPERTY INFORMATION

Maintenance fee - tbc  
EPC - D

Tenure - Leasehold  
Council Tax Band - B (West Suffolk)

Property Type - Apartment  
Property Construction - Standard

Number & Types of Room -  
Please refer to the floorplan  
Square Meters - 68 SQM

Parking - Allocated  
Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains

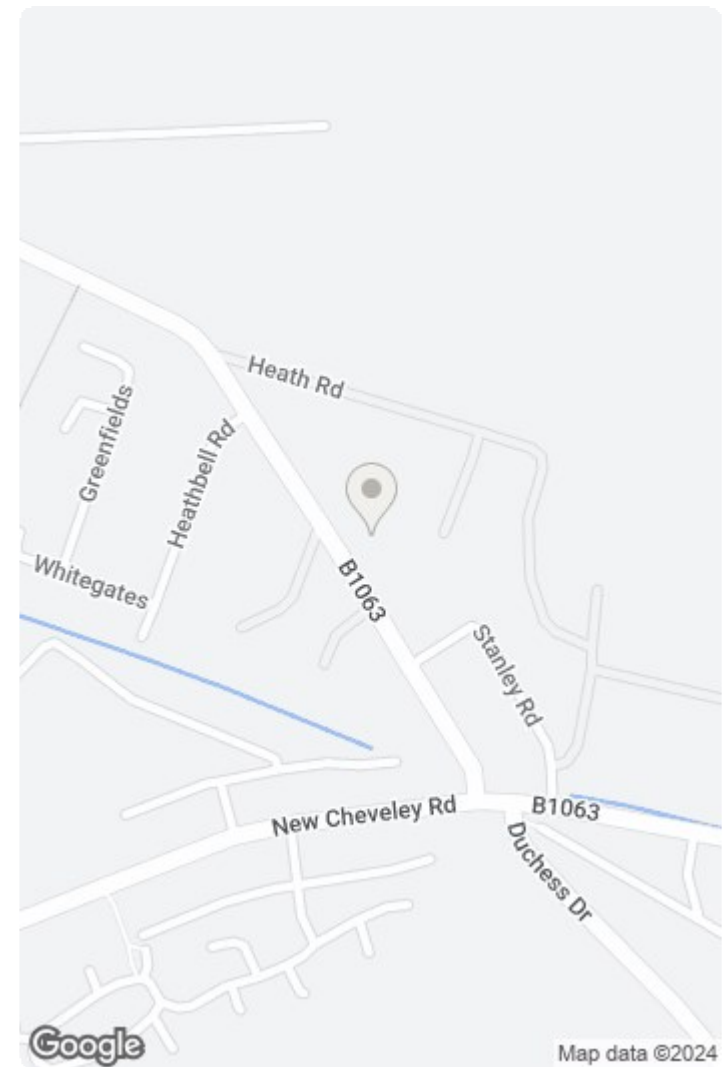
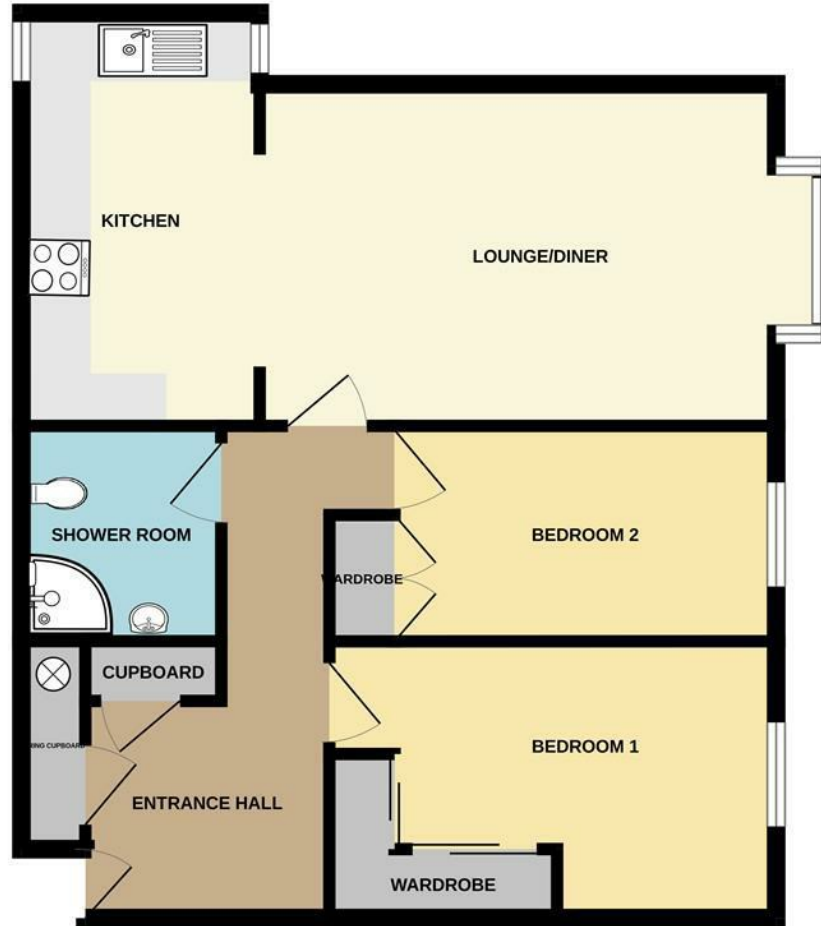
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type - Superfast available, 72Mbps download, 18Mbps upload

Mobile Signal/Coverage - Good

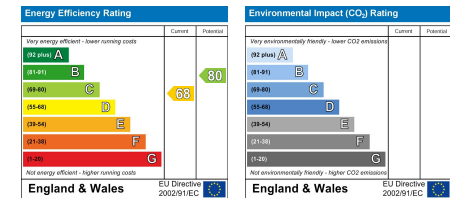
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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