



**New Cheveley Road  
Newmarket, CB8 8BZ  
Offers In Excess Of £300,000**

## New Cheveley Road, Newmarket, CB8 8BZ

A modern family home standing within the south side of the town centre and in striking distance of the railway station.

Incredibly deceptive and offering well proportioned rooms throughout, this property offers sizeable rooms to include kitchen/dining room, living room, three double bedrooms ( ensuite to master ) and a family bathroom.

Externally the property offers a fully enclosed south facing rear garden.

### Entrance Hall

Staircase rising to the first floor, storage cupboard and door through to the:

### Living Room 21'4" x 10'11"

(6.51 x 3.33)

Featured fireplace and wooden mantle, TV connection point, radiator, window to the front aspect and French style doors out to the rear garden.

### Kitchen/Dining Room 19'10" x 17'1"

(6.05 x 5.22)

Fitted with a range of matching eye and base level storage units with working tops over, inset stainless steel sink and drainer with mixer tap, integrated fridge/freezer, space and plumbing for oven and washing machine. Tiled flooring, radiator, window to the front and rear aspect, door out to the rear garden.

### First Floor Landing

Doors and access through to the bedrooms and bathroom.

### Bedroom 1 18'2" x 10'9"

(5.56 x 3.30)

Double bedroom with storage cupboard, radiator and windows to the front aspect.

### Bedroom 2 14'2" x 7'10"

(4.32 x 2.39)

Double bedroom with radiator, window to the front aspect and door through to the:

### Ensuite 7'9" x 5'7"

(2.38 x 1.71)

Low level WC, wash basin, panelled bath and window to the rear aspect.

### Bedroom 3 11'4" x 10'6"

(3.47 x 3.21)

Radiator and window to the rear aspect.

### Bathroom 6'10" x 6'7"

(2.09 x 2.01)

Three piece white suite comprising of a low level WC, pedestal wash basin, panelled bath, tiled walls and window to the rear aspect.

### Outside - Rear

Fully enclosed rear garden with lawn area, patio seating area,

timber garden shed and rear pedestrian gate.

### Outside - Front

Mostly laid to shingle frontage with mature shrubs, and pathway up to the front entrance.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace  
Property Construction – Standard

Number & Types of Room –  
Please refer to the floorplan

Square Meters - 101 SQM

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

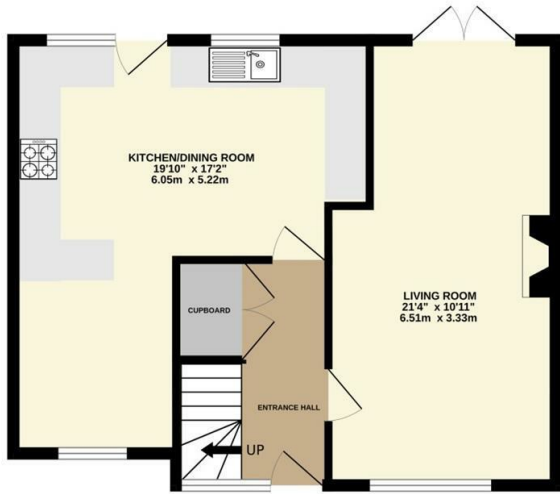
Mobile Signal/Coverage – Good

Rights of Way, Easements,

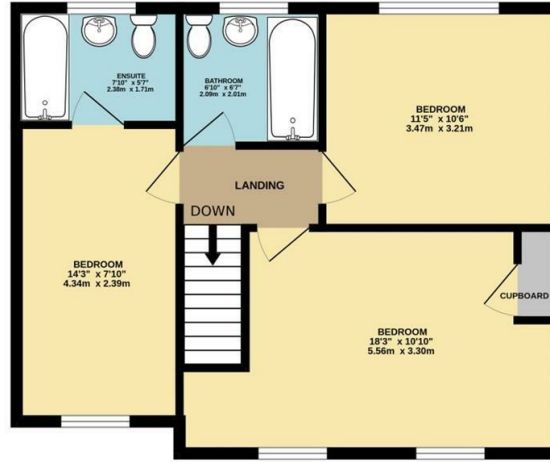
Covenants – None that the vendor is aware of



GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



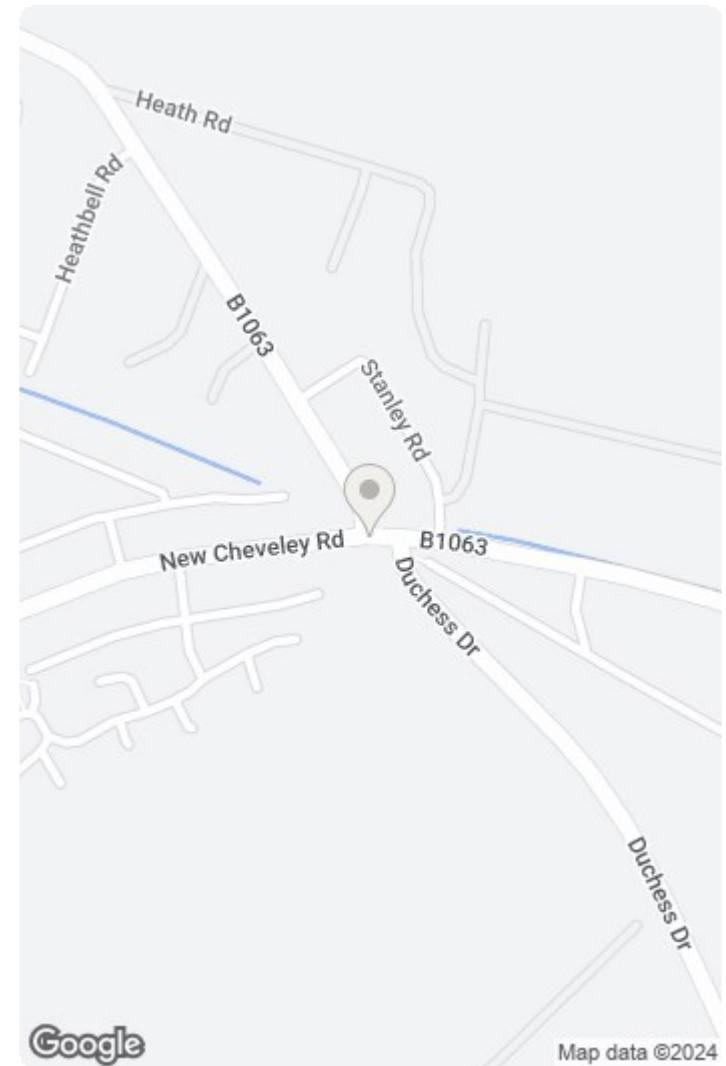
1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 69  
Environmental Impact (CO<sub>2</sub>) Rating: 83

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