



New Cheveley Road
Newmarket, CB8 8BG
Offers In Excess Of £250,000

New Cheveley Road, Newmarket, CB8 8BG

A detached bungalow located within the heart of the town and within easy reach of all local amenities and standing on a generous size plot.

Requiring a full update and improvement this property boasts accommodation to include living room, kitchen, three good size bedrooms and family bathroom.

Externally the property offers extensive gardens, potential for off road parking.

Cash buyers only.

Council Tax C (East Cambs)
EPC (C)

Accomedation Details:

Glazed side entrance door through to the:

Entrance Hall

Storage cupboards, access to the airing cupboard and door through to the:

Kitchen 11'9" x 10'8" (3.60m x 3.27m)

Fitted with base storage units, inset stainless steel sink and drainer with mixer taps, tiled splashback areas, space for gas cooker, storage cupboard and window to the rear aspect.

Dining Room 10'8" x 9'4" (3.27m x 2.86m)

With double doors out to the rear garden.

Living Room 16'4" x 10'8" (4.98m x 3.27m)

Spacious living room with featured fireplace, TV connection point and window to the front aspect.

Bedroom 1 13'4" x 10'8" (4.08m x 3.27m)

Double bedroom with built-in wardrobe and window to the front aspect.

Bedroom 2 10'8" x 10'5" (3.27m x 3.19m)

With storage cupboard and window to the side aspect.

Bedroom 3 8'11" x 7'3" (2.74m x 2.23m)

With storage cupboard and window to the side aspect.

Bathroom

Three piece suite comprising of a low level WC, wash basin, panelled bath, part tiled walls and windows to the side aspect.

Outside - Rear

Established rear garden well stock with a variety of mature trees and shrubs.

Outside - Front

Laid to lawn frontage with stairs

rising up a pathway leading to the side entrance.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 64 SQM

Parking –

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



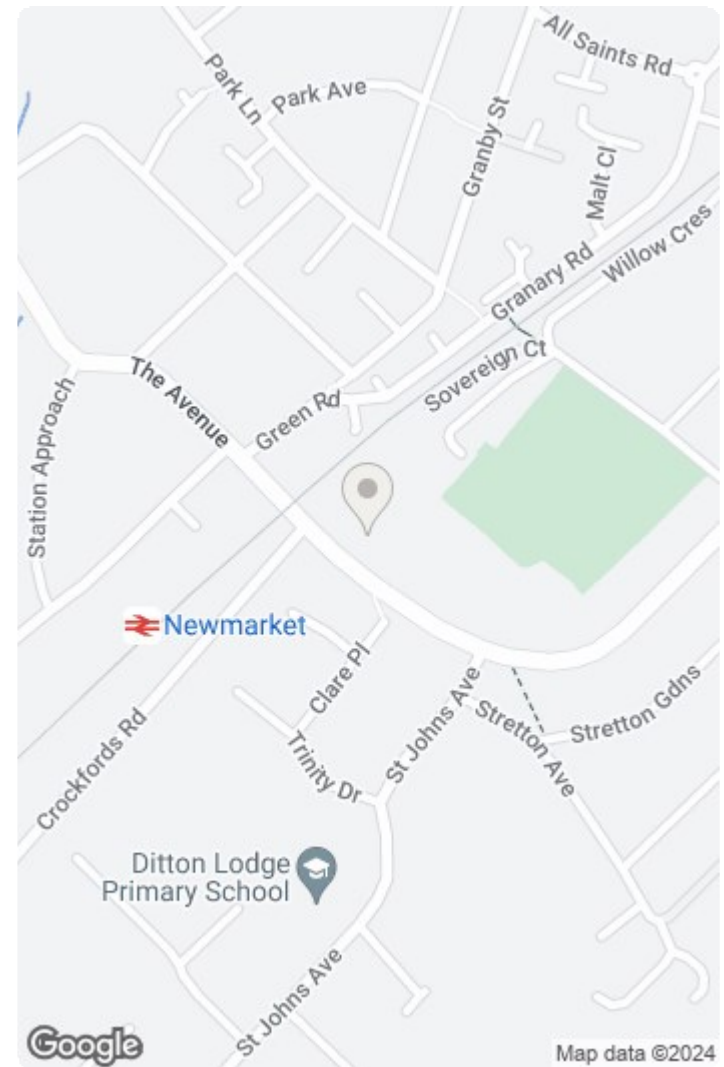
GROUND FLOOR
998 sq.ft. (92.8 sq.m.) approx.



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TOTAL FLOOR AREA : 998 sq.ft. (92.8 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-100 (A)		84	92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
49-54 (E)		48	49-54 (E)		
39-48 (F)			39-48 (F)		
13-38 (G)			13-38 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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