



New Cheveley Road, Newmarket CB8 8BX

Guide Price £285,000



Morris Armitage

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New Cheveley Road, Newmarket CB8 8BX

A modern FOUR BEDROOM end of terrace townhouse positioned on the south side of the town centre and in striking distance of railway station and an appealing mix of restaurants.

This well presented and tastefully decorated home offers sizeable rooms arranged over three floors and boasts accommodation to include entrance hall, study/bedroom 4, cloakroom, kitchen/dining/living room, three further bedrooms, shower room and refitted bathroom.

Externally the property offers a fully enclosed front garden, off road parking and integral garage.

Entrance Hall

Entrance hall with doors leading to study/bedroom 4, cloakroom, built-in storage cupboards and rear. Wood effect flooring. Stairs leading to kitchen/dining/living room.

Study/Bedroom 4 10'2" x 8'10" (3.10m x 2.70m)

Good sized study/bedroom 4 with wood effect flooring and eye level windows over looking front aspect. Door to entrance hall

Cloakroom

White suite comprising low level W.C. and pedestal hand basin. Tiled flooring.

Landing

Stairs to ground floor and second floor. Doors to kitchen/dining/living room and shower room.

Kitchen/Dining/Living Room 25'3" x 16'4" (7.70m x 5.00m)

Bright and spacious room with dual aspect windows, 2 overlooking front aspect, 1 overlooking rear aspect. Kitchen: a range of modern eye and base level cupboards with wooden work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset gas hob with stainless steel extractor over. Attractively tiled throughout working areas. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Dining/Living: spacious area. Radiators. Wood effect flooring throughout.

Shower Room

Contemporary shower room with white suite comprising of low level W.C., wall mounted hand basin with mixer tap and vanity unit under and generous walk-in shower. Attractively tiled to half wall height and flooring. Ladder style radiator. Obscured window.

2nd Floor Landing

Stairs leading to first floor. Doors leading to all rooms.

Bedroom 1 15'5" x 8'10" (4.70m x 2.70m)

Double room with wood effect flooring. Large window over looking rear aspect.

Bedroom 2 9'10" x 9'2" (3.0m x 2.80m)

Double room with wood effect flooring. Large window over looking front aspect. Built-in wardrobes with sliding doors. Door to 2nd floor landing.

Bedroom 3 8'10" x 7'10" (2.70m x 2.40m)

Bright room with wood effect flooring. Window overlooking front aspect. Radiator. Door leading to 2nd floor landing.

Bathroom

Contemporary bathroom with white suite comprising of low level W.C., wall mounted hand basin with mixer tap and vanity unit under and panelled bath. Attractively tiled throughout wet areas.

Wood effect vinyl flooring. Ladder style radiator. Obscured window.

Outside- Front

Hard standing path leading to front door with lawned areas either side.

Outside - Rear

Paved area providing off road parking for two cars with gravel border. Integral garage. Integral store.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - End of terrace townhouse

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

Square Meters - 105 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - currently with Virgin Media

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

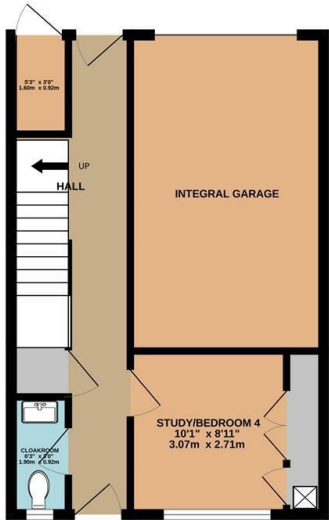
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

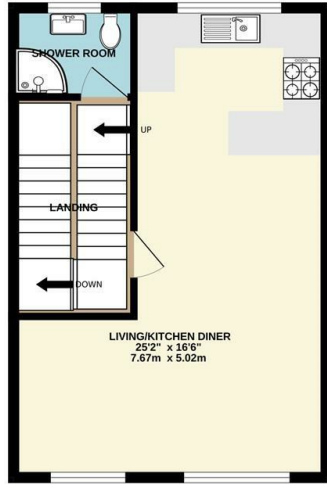
None that the vendor is aware of



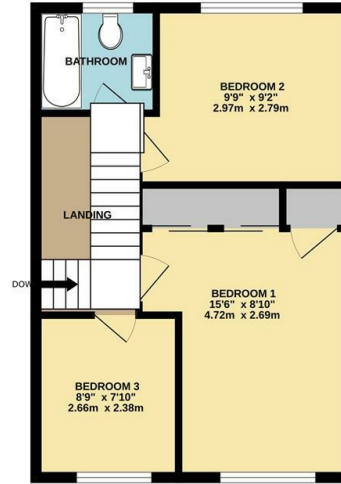
GROUND FLOOR



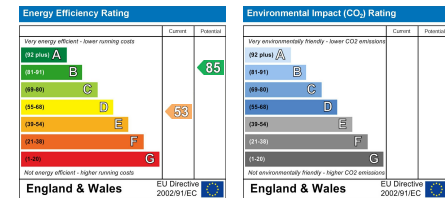
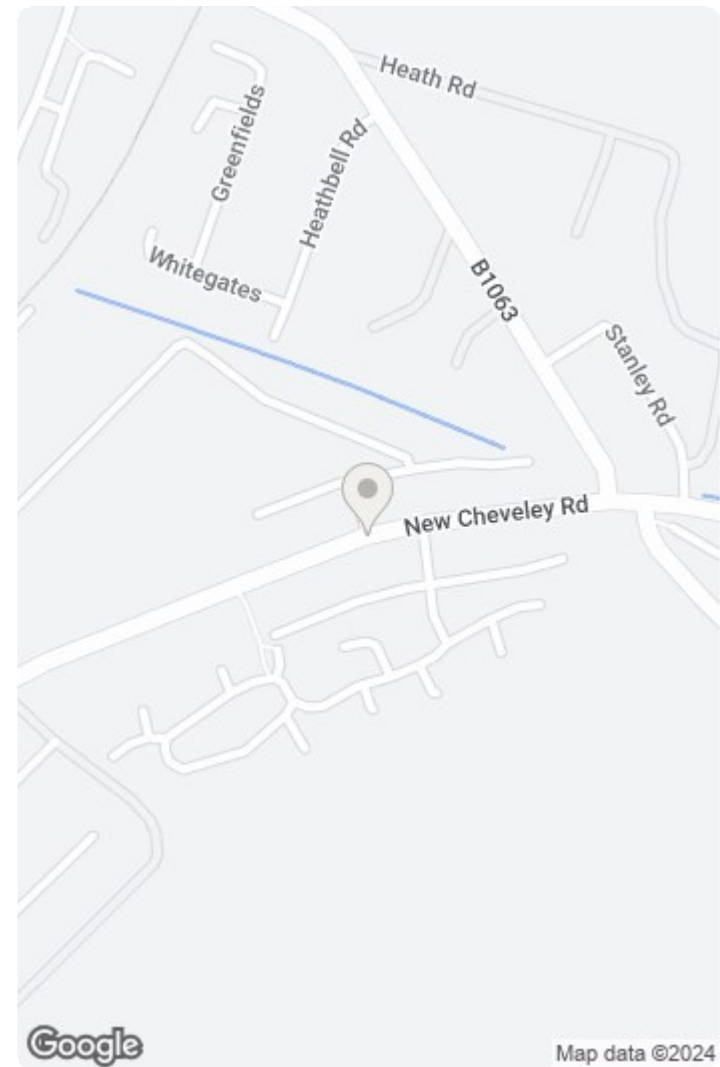
1ST FLOOR



2ND 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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