



**Cheveley Road**  
**Newmarket, CB8 8AD**  
**Guide Price £275,000**

**MA**  
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## Cheveley Road, Newmarket, CB8 8AD

A recently improved bay fronted Victorian property located within a cluster of similar properties, set on the south side of town centre and within striking distance of the railway station.

Rather deceptive, this property boasts accommodation to include two reception rooms, refitted kitchen, bathroom, three good size bedrooms.

Externally the property offers a fully enclosed rear garden.

No chain.

EPC (D)

Council Tax B (West Suffolk)

### Accommodation Details:

Fully glazed front entrance door leading through to the:

### Living Room 11'1" x 9'6" (3.4m x 2.9m)

Good size living room with featured cast iron fireplace, laid wooden style flooring, radiator and bay fronted window.

### Dining Room 11'1" x 9'2" (3.4m x 2.8m)

Laid wooden style flooring, storage cupboard, radiator and opening through to the:

### Kitchen 8'2" x 7'6" (2.5m x 2.3m)

Bespoke fitted kitchen with a range of matching eye and base level storage units and marble working surfaces over, marble splashbacks, inset sink and drainer with mixer tap over, four-ring gas burner hob with extractor hood above and integrated oven. Tiled flooring, window to the side aspect and opening through to the:

### Inner Hallway

With boiler, tiled flooring, side external door and door through to the:

### Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, p-shaped bath with wall mounted shower, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

### First Floor Landing

Doors leading through to the bedrooms.

### Bedroom 1 11'1" x 9'6" (3.4m x 2.9m)

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

### Bedroom 2 9'2" x 7'10" (2.8m x 2.4m)

Double bedroom with radiator and sash window to the rear aspect.

### Bedroom 3 11'5" x 7'6" (3.5m x 2.3m)

Radiator and sash window to the rear aspect.

### Outside - Rear

Fully enclosed laid lawn rear garden.

### Outside - Front

Dwarf wall enclosing a small frontage area with pathway leading up to the front entrance.

### Property Information:

Maintenance fee - n/a  
EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - TBC

Parking – N/A

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast

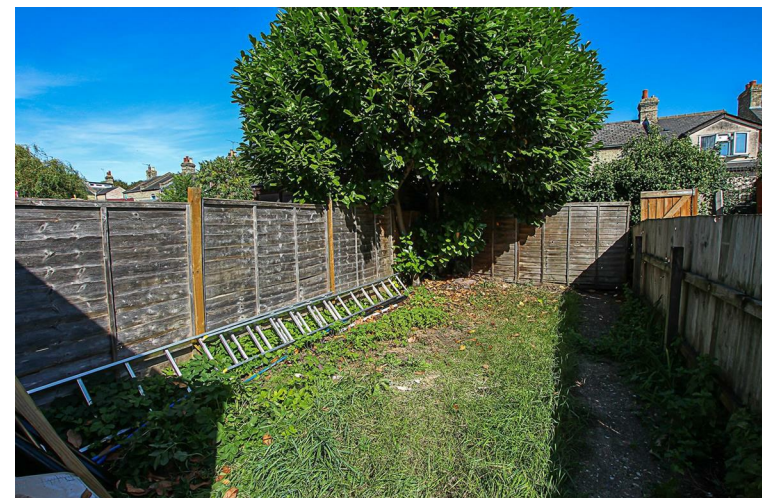
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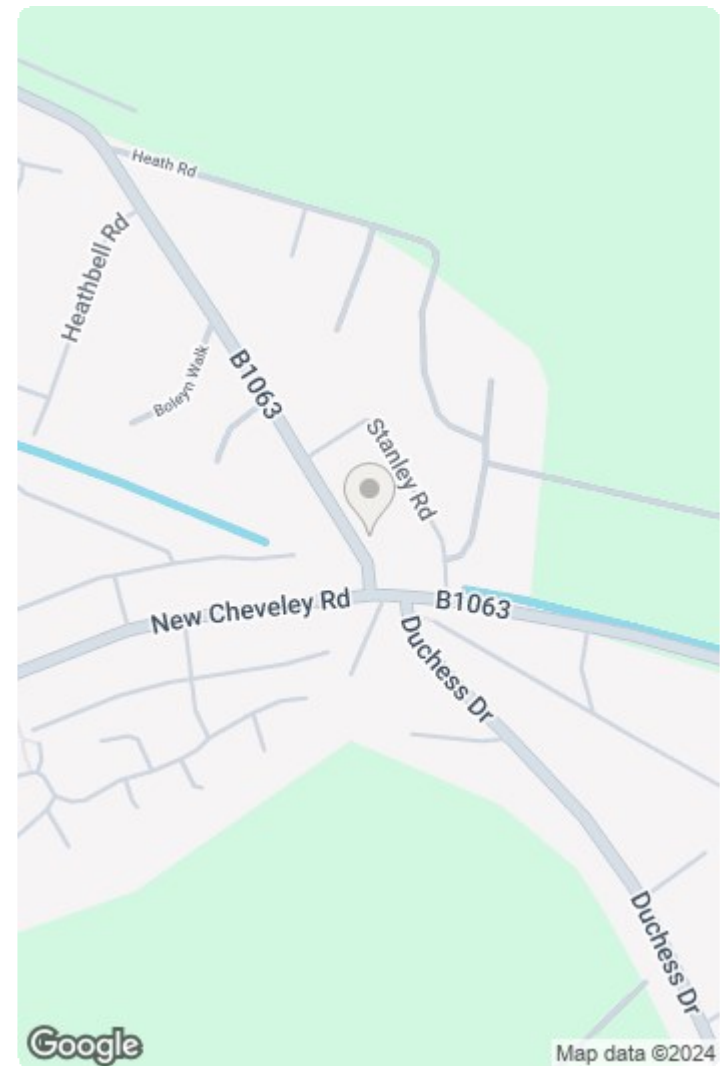
Mobile Signal/Coverage – Ofcom

advice 'Likely' for certain providers

Rights of Way, Easements, Covenants

– None that the vendor is aware of





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 <sub>2</sub> ) Rating	
	Current	Target	
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	82	England & Wales
		63	EU Directive 2002/91/EC

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