



Cheveley Road, Newmarket CB8 8AD

Guide Price £215,000

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A delightful terraced Victorian cottage close to the High Street and a short walk to the railway station in the popular town of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The property comprises of a living room, dining room, kitchen, groundfloor bathroom and two bedrooms.

Outside is an enclosed rear garden.

The property is available with no upward chain.

Entrance Hall

Double doors to living room. Door to dining room. Stairs leading to first floor.

Kitchen 9'8" x 7'7" (2.97m x 2.33m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space for large range style cooker with 5 gas ring hob, extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Window to side aspect. Velux window. Openings to inner lobby and dining room.

Dining Room 11'3" x 9'8" (3.43m x 2.97m)

Charming dining room with window to the rear aspect. Feature fireplace with ornate surround and mantel, tiled hearth. Built-in storage cupboard. Radiator. Opening to kitchen. Door to entrance hall.

Sitting Room 11'2" x 8'0" (3.42m x 2.45m)

Charming, well presented sitting room with feature fireplace with wood surround and mantel, tiled hearth. Built-in storage cupboard to one alcove. Bay window to the front aspect. Double doors to entrance hall.

Bathroom 6'10" x 4'11" (2.09m x 1.52m)

White suite comprising, low level W.C., pedestal hand basin with mixer tap over and panelled bath with wall mounted shower over. Tiled flooring. Radiator. Obscured window. Door to inner lobby.

Inner Lobby

Opening to kitchen. Doors to bathroom and rear garden. Storage cupboard for hot water tank.

Landing

Doors to both bedrooms. Stairs leading to ground floor.

Bedroom 1 11'3" x 10'8" (3.43m x 3.27m)

Double bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door to landing.

Bedroom 2 11'3" x 9'8" (3.43m x 2.97m)

Double bedroom with window to the rear aspect. Radiator. Door to landing.

Outisde

Charming courtyard garden. mainly laid to gravel with paved areas. Attractive mature shrub planting. Door to inner lobby.

PROPERTY INFORMATION

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 - 59 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas - Boiler replaced 2022

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

Location

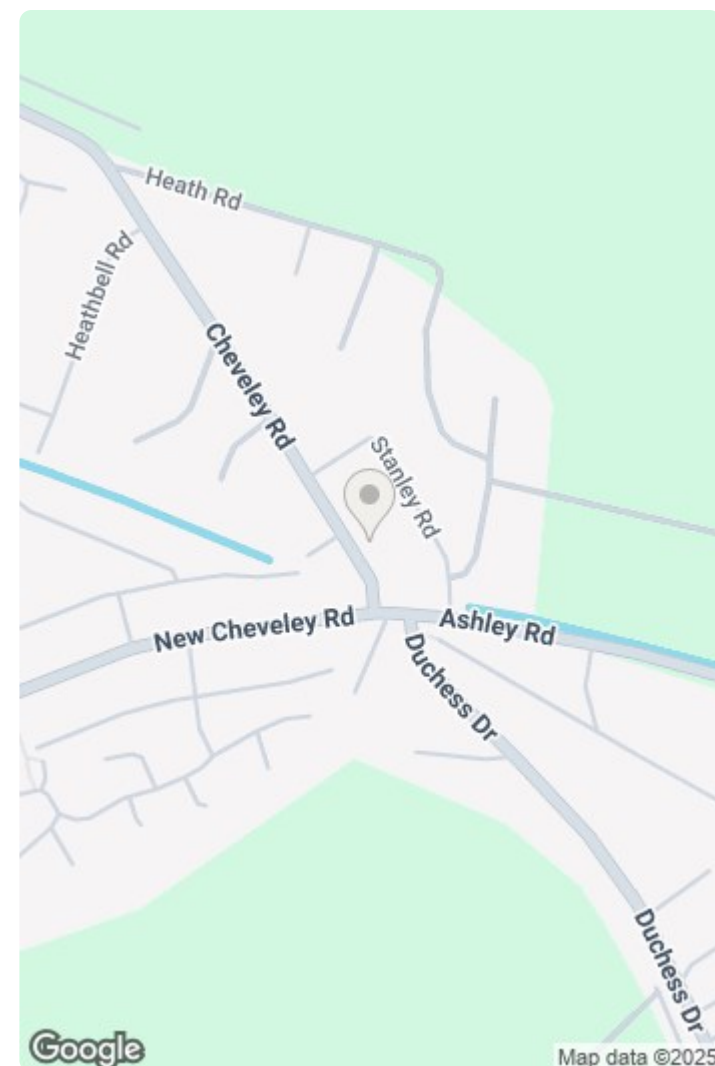
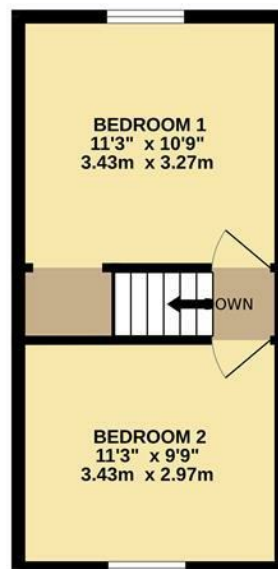
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.



GROUND FLOOR

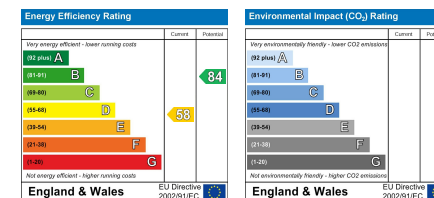


1ST FLOOR



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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