



Cheveley Road, Newmarket CB8 8AD

Guide Price £235,000

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A superb terraced Victorian home that has been fully renovated and is presented in immaculate condition close to the centre of Newmarket and the railway station.

Accommodation comprises of a living room, dining room, new kitchen, two bedrooms and a first floor bathroom.

Externally, the rear garden is fully enclosed with gated side access.

This is as good an example of a terraced home in Newmarket and must be seen to be fully appreciated.

Living Room 12'3" x 11'1" (3.74m x 3.39m)

Charming living room with inset fireplace. Alcove shelving and built-in cupboard. LVT wood flooring. Radiator. Window to the front aspect. Opening to inner hallway. Door leading to front courtyard.

Inner hallway

With openings to the living room and dining room. Stairs leading to the first floor.

Dining Room 11'1" x 9'4" (3.39m x 2.85m)

Charming dining room with opening to the kitchen and inner hallway. Feature fireplace with ornate surround and mantel. LVT wood flooring. Window to the rear aspect. Radaitor.

Kitchen 8'9" x 7'4" (2.67m x 2.26m)

Stunning contemporary kitchen with a range of eye and base level cupboards with composite worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric hob above. Integrated fridge/freezer. Space and plumbing for washing machine. Attractively tiled splashbacks. Flagstone tiled flooring. Dual windows to the side aspect. Opening to the dining room. French doors leading to rear garden.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Built-in storage cupboard. Stairs leading to ground floor.

Bedroom 1 11'1" x 8'11" (3.39m x 2.74m)

Well proportioned bedroom with window to the front aspect. Radiator. Door to landing.

Bedroom 2 9'4" x 7'6" (2.85m x 2.31m)

A range of built-in wardrobes, providing ample storage. Radiator. Window to the rear aspect. Door to landing.

Bathroom 7'4" x 5'8" (2.26m x 1.73m)

Modern white suite comprising low level W.C., pedestal hand basin and p-shaped panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Vinyl tile effect flooring. Radiator. Obscured window. Door to landing.

Outside - Rear

Courtyard garden with flagstone paving. Block paved seating area to the rear. Timber shed. Access gate to the side. French doors leading to kitchen.

Outside - Front

Flagstone courtyard with railing and gate to the boundary.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 62 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

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

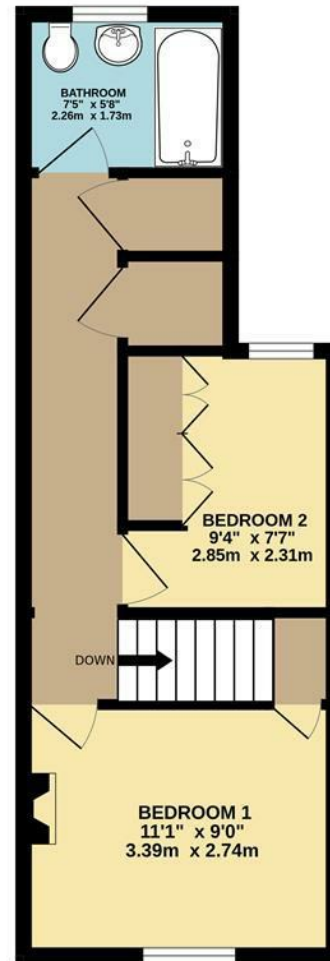
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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
328 sq.ft. (30.5 sq.m.) approx.

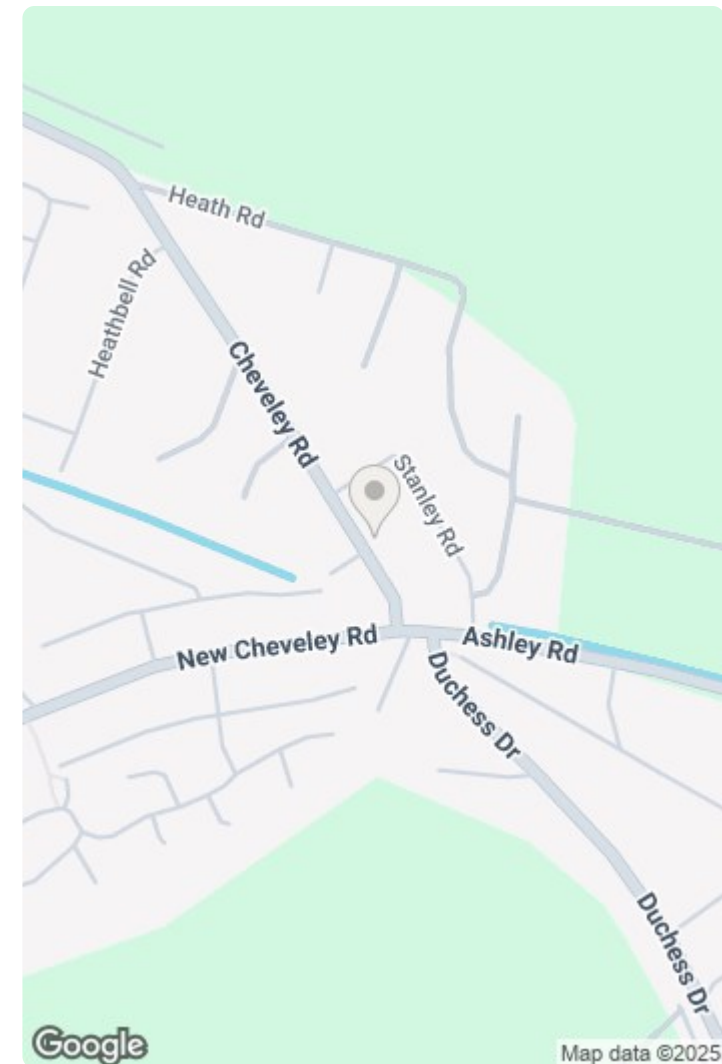


1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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
	Very energy efficient - lower running costs		
	A (91-101)		
	B (81-90)		
	C (71-80)		
	D (61-70)		
	E (51-60)		
	F (41-50)		
	Not energy efficient - higher running costs		
	G (1-40)		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly - lower CO ₂ emissions		
	A (1-10)		
	B (11-20)		
	C (21-30)		
	D (31-40)		
	E (41-50)		
	F (51-60)		
	Not environmentally friendly - higher CO ₂ emissions		
	G (61-80)		
England & Wales		EU Directive 2002/91/EC	

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