



Mill Hill, Newmarket, CB8 0JB



## Mill Hill

Newmarket,  
CB8 0JB

A semi-detached 2 bedroom period cottage close to the centre of Newmarket and within walking distance of the railway station. The property offers well proportioned accommodation and has period features including an open fireplace with wood burning stove. NO CHAIN - Must be seen to be appreciated.

### LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

2 1 1

Guide Price £189,950





## SITTING/DINING ROOM

with entrance door, 2 sash windows to the front, built-in storage cupboard, mock beams to walls and ceiling, stairs to first floor, open fireplace with brick surround and wood burning stove.

## KITCHEN

with a range of base and wall mounted units with work surfaces over, butler sink with mixer tap, electric hob and oven, wall mounted gas boiler.

## BATHROOM

with a low level WC, wall mounted hand wash basin, panelled bath with shower over, tiled surround, heated towel rail.

## FIRST FLOOR

## LANDING

## BEDROOM 1

with wooden floor boards, access to loft space.

## BEDROOM 2

## Sales Agents Notes

Tenure - Freehold  
 Council Tax Band - B  
 Property Type - Cottage  
 Property Construction - Rendered brick with tiled roof.  
 Number & Types of Room - Please refer to the floorplan  
 Square Footage - 602.77 sq ft  
 Parking - On street parking

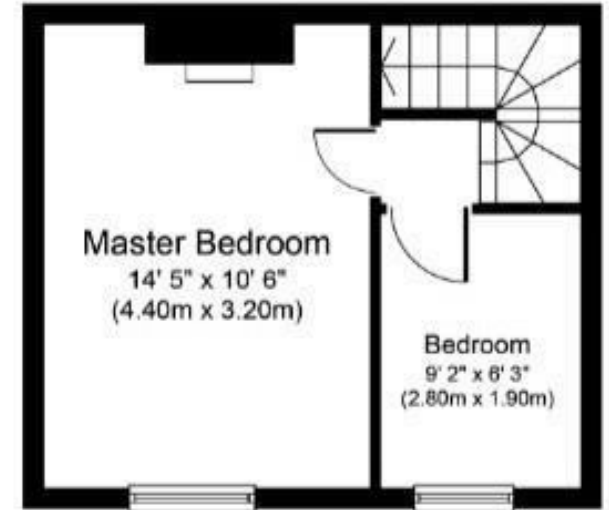
## Utilities / Services

Electric Supply - Mains  
 Gas Supply - Mains  
 Water Supply - Mains  
 Sewerage - Mains  
 Heating sources - Boiler and radiators, mains gas.  
 Broadband Connected - Yes  
 Broadband Type - Fibre to the Property  
 Mobile Signal/Coverage - Indoor and Outdoor Good

Covenants - Chancel Repair Liability  
 Conservation Area - Yes



**Ground Floor**  
Approximate Floor Area  
355 sq. ft.  
(33.0 sq. m.)



**First Floor**  
Approximate Floor Area  
237 sq. ft.  
(22.0 sq. m.)

**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>86</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>61</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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Local Authority - West Suffolk

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.