



Freshfields, Newmarket, CB8 0EF

CHEFFINS

Freshfields

Newmarket,
CB8 0EF

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  3

Guide Price £230,000

- Spacious Accommodation
- 3 Reception Rooms
- Fitted Kitchen
- 2/3 Bedrooms
- Off-Road Parking
- Generous Rear Garden
- Recently Modernised
- Short Walk to the High Street

A really well presented ground floor two/three bedroom maisonette that has been modernised throughout. The property is double glazed with gas central heating and has a separate sitting room, dining room and a study/playroom. Outside, there is a generous rear garden with a patio area and offers off-road parking for two cars to the front. The property is located just a short walk to the town's High Street and must be seen to be fully 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.

ENTRANCE HALL

with entrance door.

SITTING ROOM

with wood laminate flooring, electric feature fireplace and 2 double glazed windows to the front aspect.

KITCHEN

with a range of base and wall mounted units with work surfaces over, space and plumbing for washing machine and dishwasher, sink and drainer, integrated electric hob and oven, wood laminate flooring, uPVC doors leading through to dining room and a double glazed window to the rear aspect.

DINING ROOM

with double glazed windows to the side and rear aspects.

STUDY/PLAY ROOM

with wood laminate flooring, double glazed window to the side aspect and doors to the rear garden.

BEDROOM 1

with a built in storage cupboard, wood laminate flooring and double glazed windows to the front and side aspects.

BEDROOM 2

with a large built in storage cupboard and a double glazed window to the rear aspect.

BATHROOM

with a wall mounted hand wash basin, low level WC with tiled surround, shower cubicle, heated towel rail, a double glazed window to the rear aspect.

OUTSIDE

To the rear of the property is a private garden which is fully enclosed by fencing and is mainly laid to lawn with flower and shrub borders, a large paved patio area and a further paved sun terrace at the back of the garden, 2 garden sheds with power and light and gated side access.

To the front of the property is a small lawned area with a driveway for 2 cars.

Sales Agents Notes

Tenure - Leasehold

Length of Lease - 89 years remaining

Annual Ground Rent - £0

Annual Service Charge - £84.88

Service Charge Review Period - Annually

Council Tax Band - B

Property Type - Ground Floor Maisonette

Property Construction - Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 947.22

Parking - Driveway

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Central gas heating to radiators and electric fireplace in living room

Broadband Connected - Yes

Broadband Type - Fibre to the property

Mobile Signal/Coverage - Indoor and Outdoor Good

Covenants - The lease states the property is only to be used by the lessees and their family as their only principal home and so is not suitable for investors as the property cannot be rented out. Chancel Repair Liability.

Rights of Way - The property benefits from a right of way over the neighbours garden in order to be able to take out the bins. The neighbouring property also has access into 17 Freshfields garden in order to occasionally access the meter box which is attached to the rear of the property.

Building Safety - There is suspected asbestos in the ceiling of the dining room.







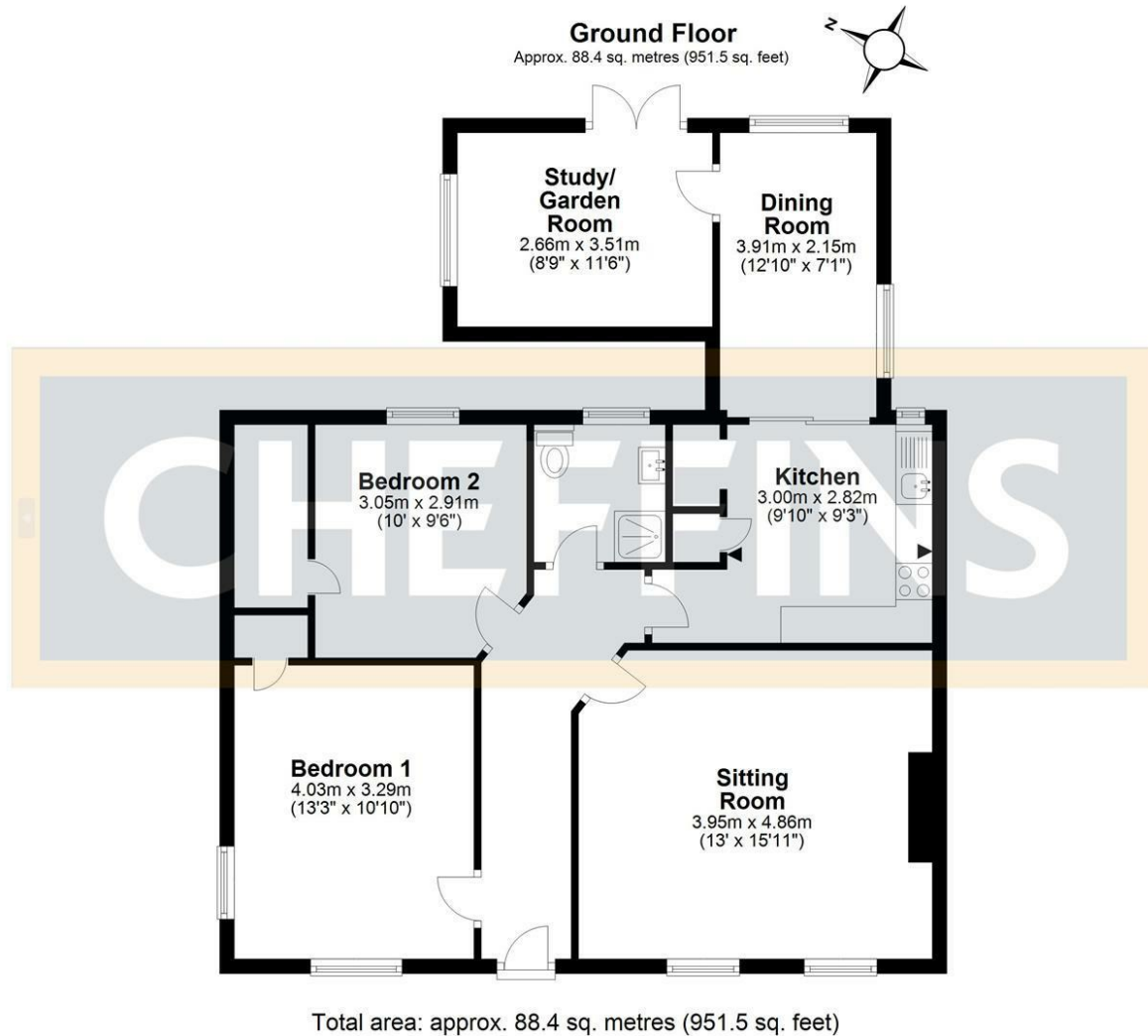
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Local Authority - West Suffolk



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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.