



Croft Road, Newmarket, CB8 0AQ

CHEFFINS

Croft Road

Newmarket,
CB8 0AQ

- Period Terraced House
- 2 Bedrooms
- Part Open Plan Accomodation
- Modern Fitted Kitchen & Bathroom
- Living Room with Wood Burning Stove
- Long Rear Garden
- NO UPWARD CHAIN

A charming 2 bedroom mid-terraced period cottage situated in a popular residential area North of the town centre. The property is well presented and benefits from partially open plan ground floor accommodation comprising an attractive living room with a fireplace and wood burning stove and a well equipped modern fitted kitchen. Features include replacement uPVC windows and doors, a modern bathroom and a long rear garden. NO UPWARD CHAIN



Guide Price £210,000





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.

LIVING ROOM

with a part glazed entrance door, fireplace with a wood burning stove and an opening leading to;

KITCHEN

with a range of fitted base and eye level units, integrated stainless steel oven and grill with 4 burner gas hob and extractor good over, stairs leading to the first floor.

REAR LOBBY

with a part glazed door leading to the rear garden, space and plumbing for washing machine.

BATHROOM

with a modern white suite comprising a bath with shower over, pedestal hand basin, low level WC, tiled walls.

FIRST FLOOR

LANDING

leading to;

BEDROOM 1

BEDROOM 2

with a cupboard housing a gas fired combination central heating boiler.

OUTSIDE

To the rear of the property is a long garden landscaped with a paved patio, lawned area and steps leading to a covered area at the rear.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - A

Property Type - Mid Terraced House

Property Construction - Brick with slate tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 505.90

Parking - On street

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas boiler and a wood burning stove

Broadband Connected - Yes

Broadband Type - Fibre to the Property

Mobile Signal/Coverage - Indoor and Outdoor Good

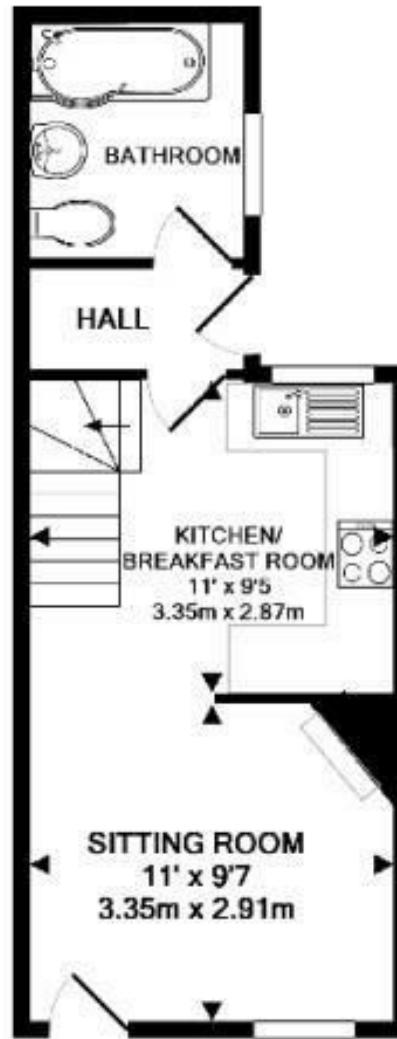
Rights of Way - There is a pedestrian right of way for bin access from No 11 through No 13's garden and No 13 has right of way through No 15's garden.



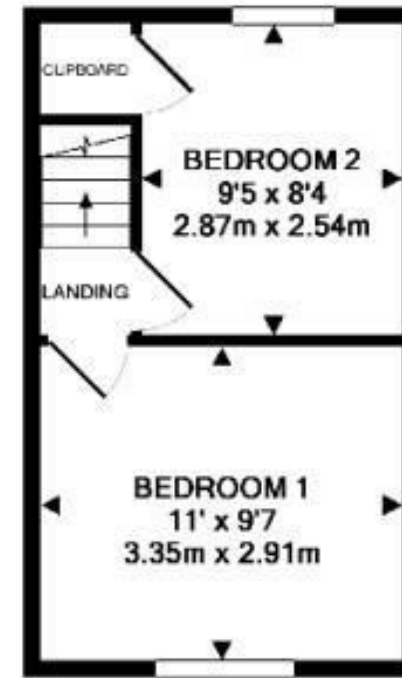


| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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 Local Authority - West Suffolk



GROUND FLOOR



1ST FLOOR

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.