



Lisburn Road, Newmarket, CB8 8HS

CHEFFINS

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Newmarket,
CB8 8HS

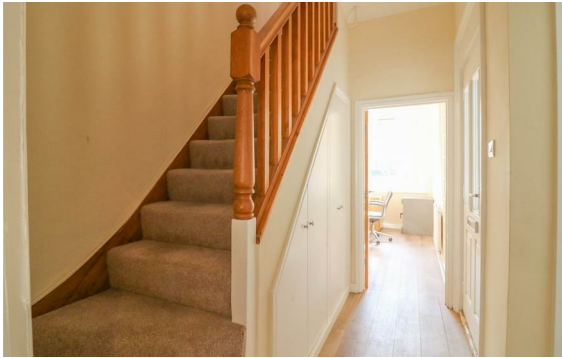
- 3 Double Bedrooms
- First Floor Bathroom
- Ground Floor Shower Room
- Superb Open Plan Kitchen/Living Area
- Refurbished & Extended Accommodation
- NO CHAIN

An outstanding individual period town house with accommodation arranged over three floors and with superb ground floor extended accommodation. The property has been refurbished throughout and benefits from a stunning fitted kitchen, dining and living area with part vaulted ceilings and bi-folding doors to the rear, a study and a ground floor shower room. Additional features include 3 double bedrooms, a large first floor bathroom, a parking space for a small car and an enclosed part walled garden.

3 2 1



Offers In Excess Of



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 stairs leading to the first floor, under stairs storage cupboard, oak wood flooring.

STUDY

A double aspect room with oak wood flooring.

GROUND FLOOR SHOWER ROOM

with a shower cubicle, hand basin and low level WC.

OPEN PLAN KITCHEN/LIVING/DINING AREA

with a well equipped modern fitted kitchen with a range of fitted base and eye level units, stone worktops, integrated stainless steel eye level oven and grill, 4 burner gas hob and stainless steel extractor hood over, integrated fridge/freezer and dishwasher, centre island with sink and drainer and breakfast bar, further storage with glass front display panels with integrated lighting, wood effect flooring, lantern roof light, semi-vaulted ceiling over the living/dining area with windows to the side and bi-folding doors to the courtyard garden.

FIRST FLOOR**LANDING**

leading to;

BEDROOM 1

with a feature fireplace with brick hearth and surround.

BATHROOM

with a shower area, bath, low level WC, hand basin with cupboard storage under.

SECOND FLOOR**LANDING****BEDROOM 2**

with wood flooring and sloping ceilings.

BEDROOM 3

with wood flooring, sloping ceilings, built-in storage cupboard.

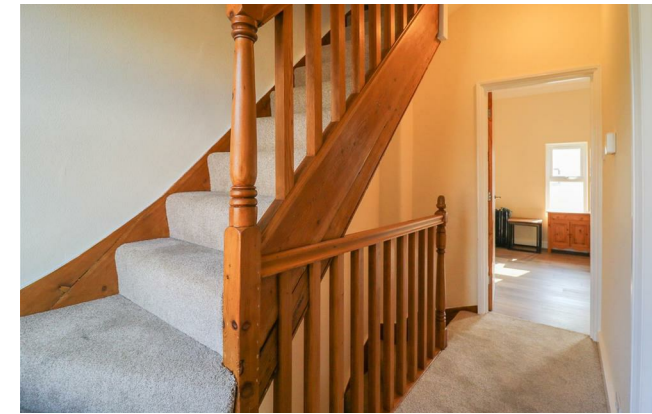
OUTSIDE

To the front of the property is a small front garden area with a perimeter wall and an opening leading to a potential off-road parking space for a small car.

To the rear of the property is an enclosed part walled garden with a raised paved patio area.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.





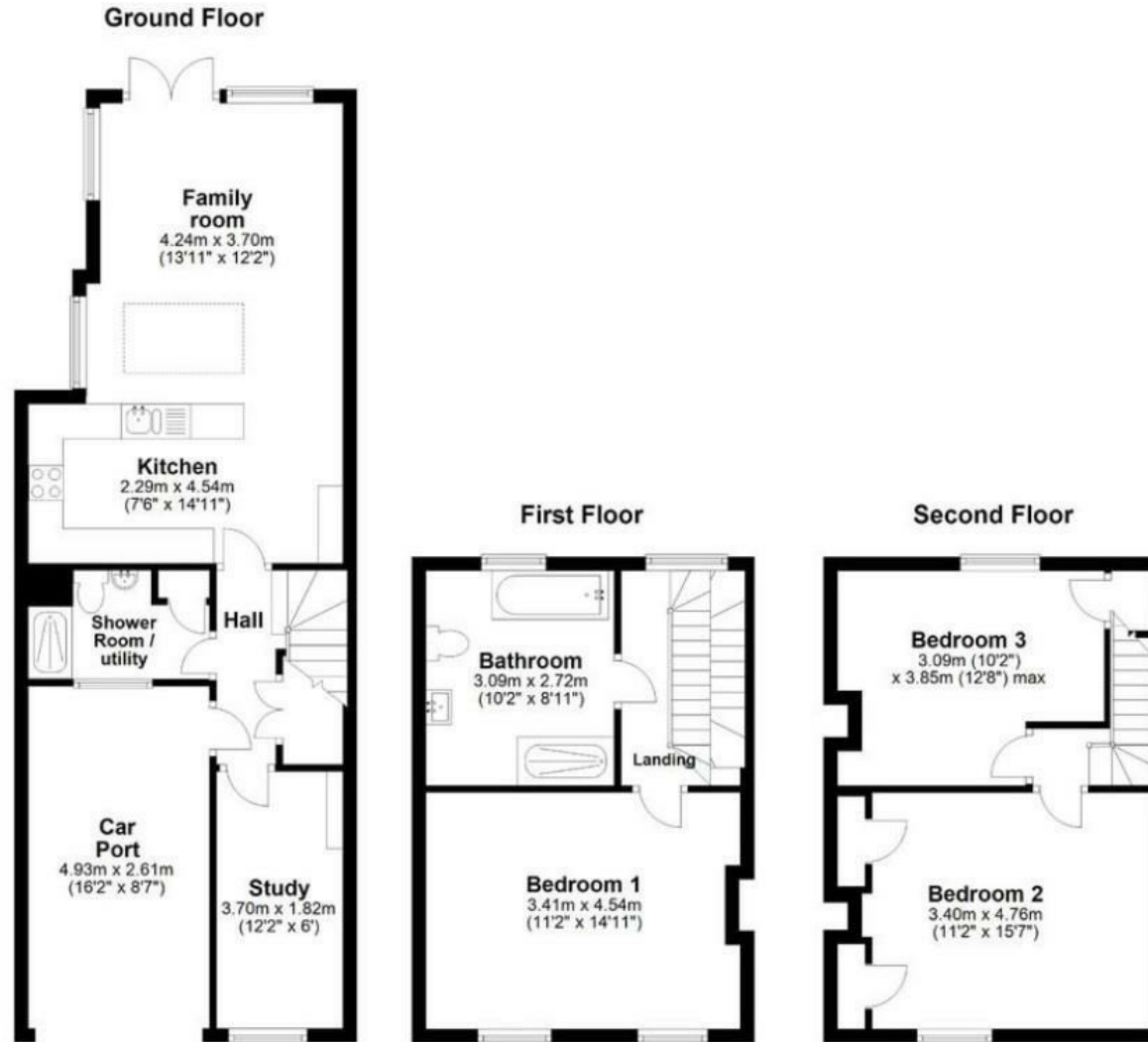
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Offers In Excess Of £305,000
 Tenure - Freehold
 Council Tax Band - C
 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.