



Mill Hill, Newmarket, CB8 0JB

CHEFFINS

Mill Hill

Newmarket,
CB8 0JB

- Attractive Period Town House
- Fitted Kitchen/Dining Room
- Bay Fronted Living Room with Woodburning Stove
- 3 Bedrooms
- Delightful Established Gardens
- Summer House/Home Office

A delightful 3 bedroom period town house with exceptional character and accommodation arranged over 3 floors. The property is beautifully presented throughout and benefits from a bay fronted living room with a fireplace with a wood burning stove, a well equipped fitted kitchen and dining room and a large main bedroom and bathroom and shower room on the 1st floor. A particular feature of the property is the delightful established garden with a superb summer house/home office.

3 1 2



Guide Price £325,000



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.

ENTRANCE HALL

with oak wood flooring.

SITTING ROOM

with a fireplace with exposed brick hearth and surround, oak mantle and cast iron wood burner, oak wood flooring and bay window to the front aspect.

DINING ROOM

with a feature fireplace with cast iron grate and surround, oak wood flooring, stairs leading down to the basement and up to the first floor, door leading down to the rear garden.

KITCHEN

with a range of base and eye level cupboards with work surfaces over, breakfast bar, ceramic sink with mixer tap, oven and hob with extractor hood over, oak wood flooring.

BASEMENT LOBBY/ STORAGE

accessed via the stairs leading down from the dining room, a range of fitted storage cupboards and oak wood flooring, door leading to the basement/ bedroom 3.

BEDROOM 3/ BASEMENT ROOM

with wooden flooring.

FIRST FLOOR

LANDING

with access to the loft space.

BEDROOM 1

with a bay window to the front aspect.

BEDROOM 2

with a storage cupboard.

BATHROOM

with a panelled bath with shower over, low level WC, hand wash basin, tiled walls.

OUTSIDE

To the front of the property is an enclosed front garden area with a pedestrian entrance gate.

To the rear of the property is a well maintained private garden with mature shrubs and trees, timber shed, undercover storage area and an extensive raised decked area which leads to the the summer house/ home office.

SUMMER HOUSE/OFFICE

16'0" x 8'0"

with bi-folding doors overlooking the garden, power and light, wood flooring, outdoor lighting, Wi-Fi connected.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terrace House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,294

Parking - On-Street Parking

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas fired boiler and radiators

Broadband Connected - Yes

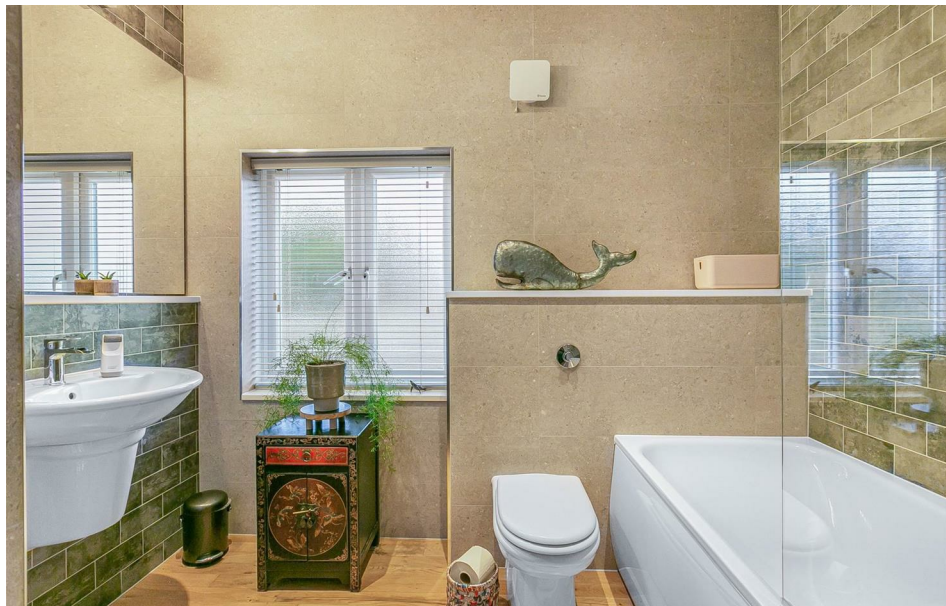
Broadband Type - Fibre to the property

Mobile Signal/Coverage - Indoor and Outdoor Good

Rights of Way, Easements, Covenants - The property benefits from a pedestrian right of way which leads from the right-hand side of No 8 Mill Hill and to the rear of the houses up to No 18 Mill Hill. No 18 has a pedestrian right of way to the rear of No 16.

Conservation Area - Yes









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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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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.