



St Margaret's, Cheveley Road, Newmarket, CB8 8AD

CHEFFINS

Cheveley Road

Newmarket,
CB8 8AD

- 5 Bedrooms (4 double rooms)
- 2 Reception Rooms
- Superb kitchen breakfast room
- Accommodation over 3 floors
- Character Victorian Townhouse
- Attractive gardens

An elegant 5 bedroom Victorian townhouse with a wealth of character and period features and with attractive established gardens. The well proportioned accommodation is superbly presented and arranged over 3 floors with 2 reception rooms and a well equipped modern fitted kitchen and breakfast room. Further benefits are off road parking for 2 vehicles and attractive established gardens.

5 2 2



Guide Price £675,000



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, spa hotel, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail. This property is located a short walk (approx. 10 minutes) to Newmarket Train station.

ENTRANCE PORCH

with chequerboard tiled flooring, half glazed entrance door.

HALLWAY

with chequerboard tiled flooring, stairs leading to first floor, understairs cupboard.

LIVING ROOM

with a fireplace with a wood burning stove, tiled hearth and timber mantle and surround, wood flooring.

DINING ROOM

with a fireplace with tiled hearth and timber mantle and surround, wood flooring, pair of French doors leading to the breakfast room.

KITCHEN/BREAKFAST ROOM

with solid oak units, oak and quartz worktops, deep ceramic sink with mixer tap, integrated dishwasher, Rangemaster duel-fired range, extractor hood, oak wood flooring, semi-vaulted ceiling to the breakfast area with a Velux roof light, bi-folding doors to the rear garden, external entrance door leading from the side driveway.

UTILITY ROOM

with a semi-vaulted ceiling, wood worktops, space and plumbing for washing machine and tumble dryer, wall mounted Vaillant gas-fired central heating boiler, tiled flooring, tiled splashbacks, half glazed door to the side aspect.

WALK IN PANTRY

with tiled flooring.

FIRST FLOOR

LANDING

with stairs leading to second floor, airing cupboard with pressurised cylinder.

BEDROOM 1

with a fireplace with tiled surround and timber mantle and surround.

BEDROOM 2

with a fireplace with cast iron grate and surround, built in cupboard, wood flooring.

BEDROOM 5

with a fireplace with tiled hearth, walk in dressing area with window to side aspect.

BATHROOM

with a white suite comprising panelled bath with mixer tap and shower attachment over, pedestal hand basin, low level WC, radiator and heated towel rail, tiled walls and flooring.

SECOND FLOOR

LANDING

with a built in cupboard, access to the roof space.

BEDROOM 3

with a fireplace with cast iron grate and surround, wood flooring.

BEDROOM 4

with a fireplace with cast iron grate and surround, wood flooring.

SHOWER ROOM

with a walk in shower area, pedestal hand basin, low level WC, tiled walls and flooring.

OUTSIDE

To the front of the house is an attractive

landscaped front garden with paved pathways, established trees and shrubs, driveway leading to a tandem length stone paved area with parking for 2 vehicles.

Side garden area, landscaped with a paved patio and seating area, long rear garden laid to lawn and with a wealth of established shrubs and trees.

OUTSIDE CLOAKROOM

with low level WC, hand basin and tiled flooring.

STORE ROOM

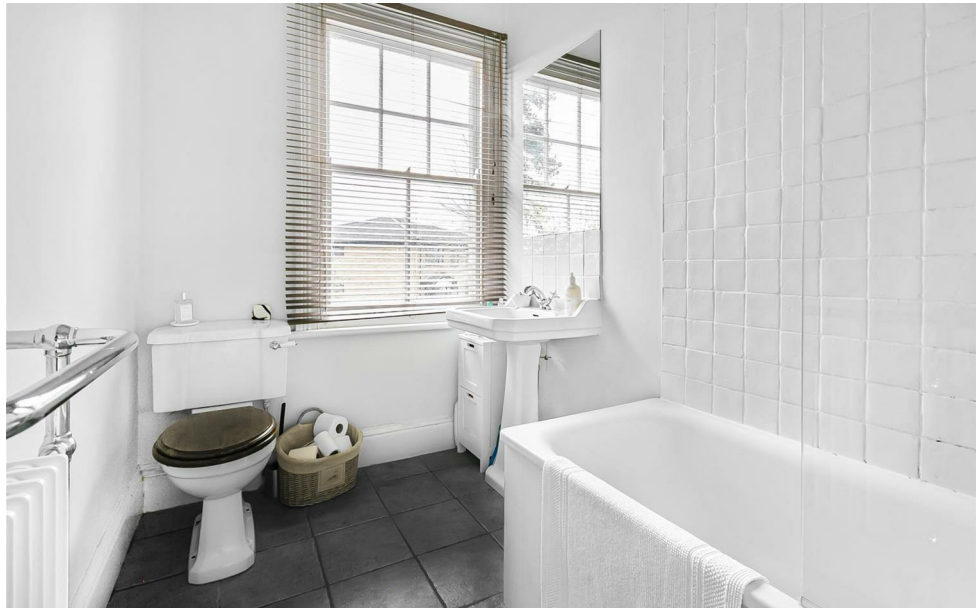
SALES AGENTS NOTES


Tenure - Freehold
Council Tax Band - D
Property Type - Semi-Detached House
Property Construction - Brick with tiled roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 2055
Parking - Driveway with space for 2 cars

Utilities / Services

Electric Supply - Mains
Gas Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Mains gas to boiler and radiators. Wood burner in living room.
Broadband Connected - Yes
Broadband Type - Fibre to the property
Mobile Signal/Coverage - Likely with EE, O2 and Vodafone



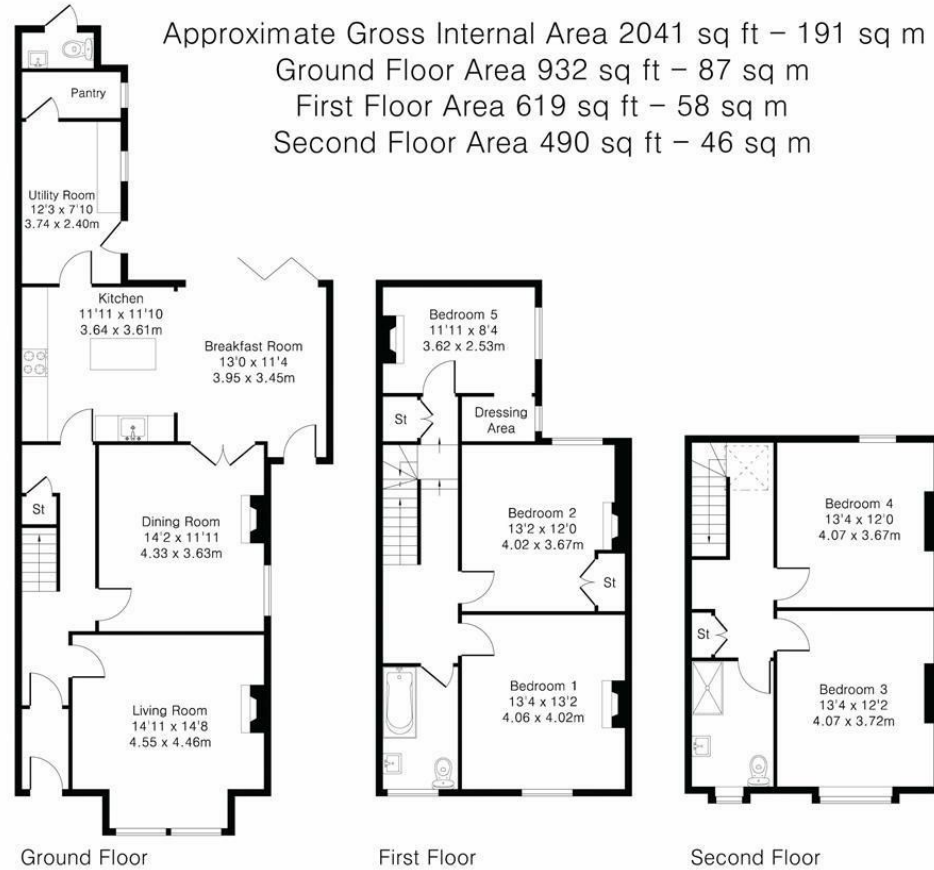


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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 Council Tax Band - D
 Local Authority - West Suffolk





Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Black Bear Court High Street, Newmarket, CB8 9AF
 01638 663228 | newmarket@cheffins.co.uk | 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 to affect your decision to buy, please contact us before viewing the property.