



Queen Street, Newmarket, CB8 8EX

**CHEFFINS**

# Queen Street

Newmarket,  
CB8 8EX



**Guide Price £239,500**

- 2 Bedrooms
- Fitted Kitchen/Dining Room
- Living Room with Fireplace
- Modern Ground Floor Bathroom
- Enclosed Rear Garden
- NO CHAIN

A 2 bedroom mid-terraced period property standing in a popular street location South of the town centre and within a short walking distance of the train station and High Street. The property is well presented and benefits from an attractive living room with a fireplace and wood burning stove, a well equipped fitted kitchen/dining room and a modern ground floor bathroom. Additional features include 2 first floor bedrooms and an enclosed courtyard garden. NO CHAIN.





## 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 glazed entrance door, wood effect flooring, attractive fireplace with stone hearth and feature brick surround, wood burning stove.

## INNER HALLWAY

with stairs leading to the first floor, storage cupboard.

## KITCHEN/DINING ROOM

with a range of fitted base and wall mounted cupboards, integrated stainless steel oven and grill with 4 burner gas hob and extractor hood over, tiled flooring.

## BATHROOM

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

## FIRST FLOOR

## LANDING

leading to;

## BEDROOM 1

## BEDROOM 2

with a built-in cupboard.

## OUTSIDE

To the front of the property is a small garden area with a brick perimeter wall.

To the rear is an enclosed garden on two levels with paved patio areas and a pedestrian gate to the rear.

## Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terraced House

Property Construction - Brick and tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 602.77

Parking - On Street Parking

Heating sources - Gas central heating and wood burner in the living room.

Covenants - Please see the Material Information Brochure for covenants listed in the land registry tile.

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

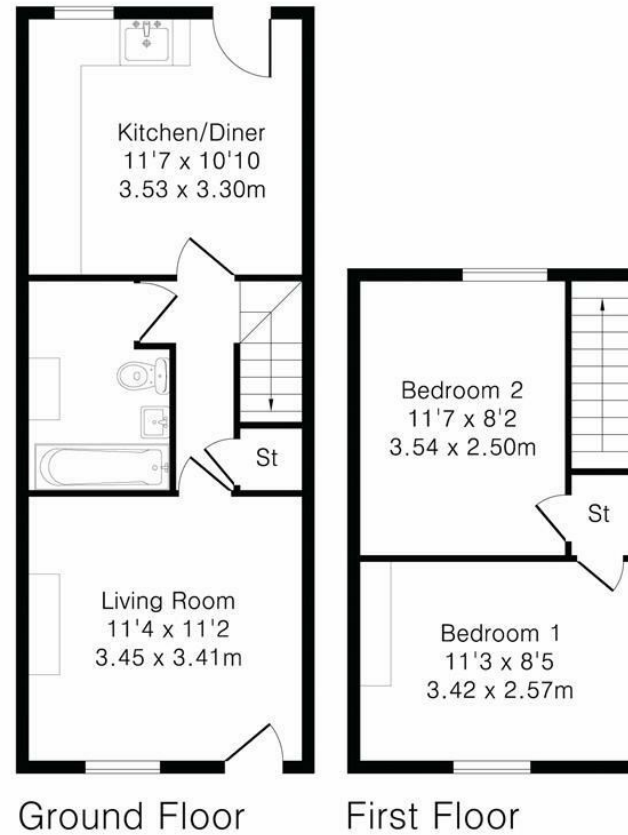




Approximate Gross Internal Area 599 sq ft – 56 sq m  
 Ground Floor Area 364 sq ft – 34 sq m  
 First Floor Area 235 sq ft – 22 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £239,500  
 Tenure – Freehold  
 Council Tax Band – B  
 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.



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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.