



Park Lane, Newmarket, CB8 8AZ

CHEFFINS

Park Lane

Newmarket,
CB8 8AZ

- Spacious Accommodation
- Town Centre Location
- Ground Floor Bathroom
- Enclosed Garden and Outbuilding
- Characterful Property
- 2 Reception Rooms
- 3 Bedrooms

A delightful 3 bedroom terraced Victorian terrace that is within walking distance to the town centre and Newmarket railway station. Accommodation briefly comprises of a lounge, dining room, kitchen and ground floor bathroom with three bedrooms on the first floor. Outside there is a courtyard that leads to an enclosed garden with lawn and a brick built outbuilding.

3 1 2



Guide Price £299,500



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 PORCH

with entrance door and strip wooden floor.

HALLWAY

with strip wooden floor, stairs to first floor.

LIVING ROOM

with open fireplace with brick hearth and surround, dado rails.

DINING ROOM

with strip wooden floor.

KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, integrated electric hob and oven, integrated fridge/freezer and dishwasher, space and plumbing for washing machine.

BATHROOM

with a pedestal hand wash basin, low level WC, side panel bath with shower over, tiled flooring.

FIRST FLOOR**LANDING**

with access to the loft space (boarded with a light)

BEDROOM 1

with built-in wardrobes.

BEDROOM 2**BEDROOM 3**

with strip wooden floor.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with flower and shrub borders, gravel pathway and gated side access leading to a courtyard area which provides access between the neighbouring properties.

Sales Agents Notes

Tenure – Freehold

Council Tax Band – B

Property Type – Mid Terraced Property

Property Construction – Traditional Brick

Number & Types of Room – Please refer to the floorplan

Square Footage – 979.51

Parking – On street parking

Heating sources – Gas central heating and open fireplace in the living room.

Rights of Way – The two neighbours to the left of the property have a right of way over the pathway adjoining the property in the rear garden (mainly used for moving bins).

For further Material Information, please see the link on our website.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

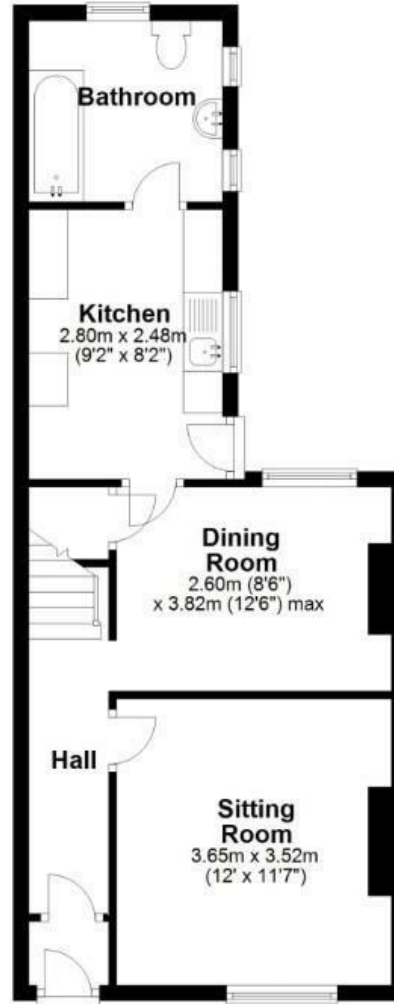
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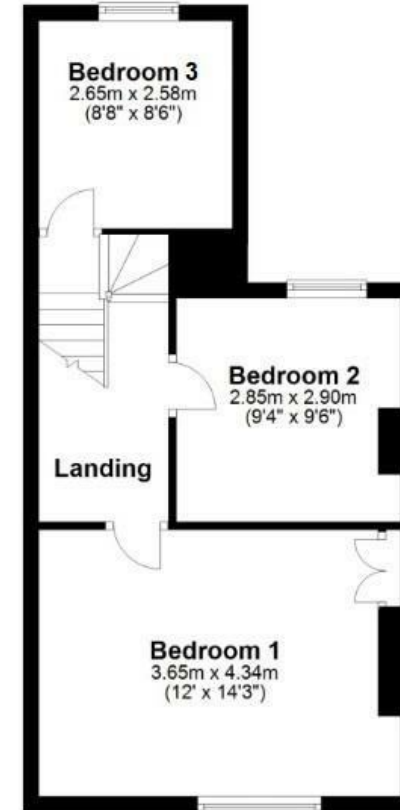
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Local Authority - West Suffolk

Ground Floor
Approx. 43.5 sq. metres (467.8 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 81.1 sq. metres (872.4 sq. feet)

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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.