



Icknield Close, Cheveley, CB8 9SU



Icknield Close

Cheveley,
CB8 9SU

- 3 Bedrooms
- Modern Fitted Kitchen/Dining Room
- Excellent Presentation
- Refurbished & Updated
- Garage and Driveway
- Enclosed Rear Garden
- NO CHAIN

A refurbished and updated modern 3 bedroom semi-detached house situated in an established residential cul-de-sac in a sought after village location. The property is superbly presented throughout and offered with NO CHAIN benefiting from a well equipped fitted kitchen/dining room, a living room leading onto the garden, 3 bedrooms and a modern bathroom on the first floor. Additional features include a driveway and a garage and an enclosed rear garden.



Guide Price £299,950





LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

ENTRANCE HALL

with a half glazed entrance door, tiled flooring, stairs leading to the first floor.

LIVING ROOM

with a door leading to the rear garden.

KITCHEN/DINING ROOM

with a modern fitted kitchen comprising 1½ bowl stainless steel sink and drainer, fitted base and wall mounted cupboards, integrated eye level oven and grill, 4-ring ceramic hob with extractor hood over, integrated fridge and freezer, sliding pantry cupboard, tiled flooring.

FIRST FLOOR

LANDING

with access to loft space (fully boarded and with a loft ladder).

BEDROOM 1

with fitted wardrobes.

BEDROOM 2

BEDROOM 3

BATHROOM

with a panelled bath with shower over, concealed cistern low level WC, hand basin with mixer tap and cupboard storage under, tiled flooring and tiled walls.

OUTSIDE

The front garden is laid to lawn with established hedge and mature tree, driveway leading to the garage.

To the rear of the property is an enclosed garden laid to lawn with paved patio areas, timber summer house with electric, gated side access.

GARAGE

with metal up and over door to the front.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached House

Property Construction - Traditional Brick. Garage roof contains asbestos.

Number & Types of Room - Please refer to the floorplan

Square Footage - 753.47

Parking - Garage & Driveway


Heating sources - Oil fired heating

Building Safety - Please note the garage roof is constructed from asbestos.

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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

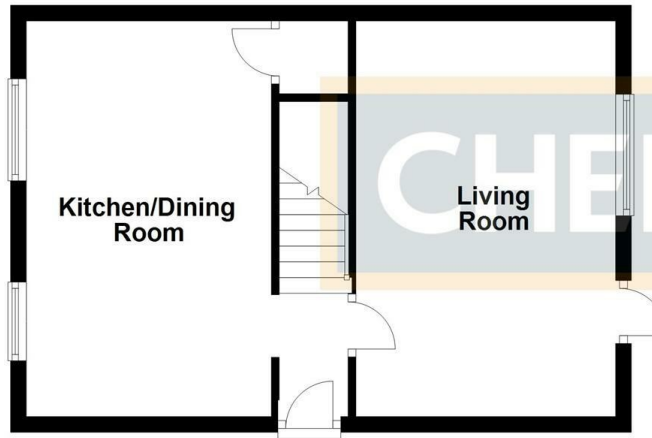
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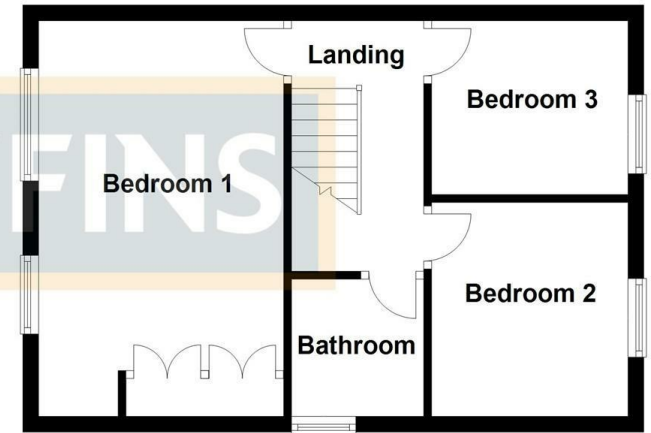
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Local Authority - East Cambridgeshire

Ground Floor
Approx. 37.7 sq. metres (405.8 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 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.