



New Cheveley Road, Newmarket, CB8 8BZ

CHEFFINS

New Cheveley Road

Newmarket,
CB8 8BZ

- Three Bedrooms
- Lounge and Seperate Kitchen/Diner
- Double Glazed
- Centrally Heated
- Landscaped Rear Garden
- Brickbuilt Outbuilding

A well presented 3 bedroom mid-terraced home that is close to the railway station and a short walk into Newmarket town. The property benefits from a separate living room, a kitchen/dining room, a landscaped rear garden and a refitted bathroom. Viewing is highly recommended.

3 1 1

Guide Price £250,000





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 entrance door, stairs to first floor, under stairs cupboard, wood laminate flooring.

LIVING ROOM

KITCHEN/DINING ROOM

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven and hob, space and plumbing for washing machine, integrated fridge, wood laminate flooring, a double glazed door to the garden and a pair of French doors to garden.

FIRST FLOOR

LANDING

leading to;

BEDROOM 1

with wood laminate flooring, built-in wardrobe.

BEDROOM 2

with a built-in cupboard.

BEDROOM 3

with a storage cupboard.

FAMILY BATHROOM

with a side panel bath with shower over, low level WC, pedestal hand wash basin with storage below, heated towel rail.

OUTSIDE

The enclosed rear garden is landscaped over 3 tiers with paved and gravelled areas, a brick built outbuilding, gated access.

A garage is available via a separate lease agreement from the local authority.

To the front of the property is a picket fenced garden area which is mainly laid to lawn with a paved pathway.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terraced House

Property Construction - Traditional Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 753.47

Parking - On Street Parking


Heating sources - Gas central heating

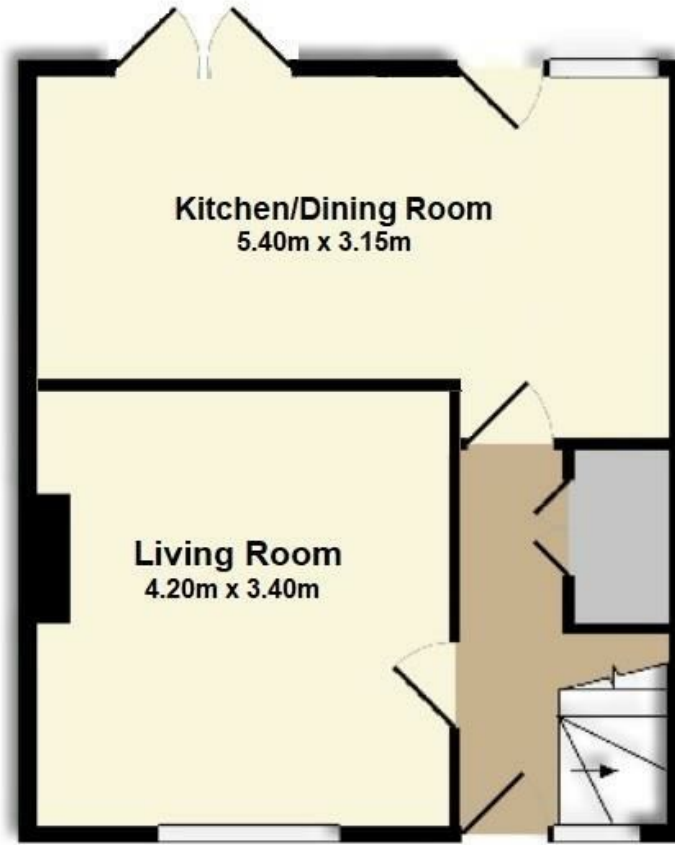
Rights of Way, Easements, Covenants -

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

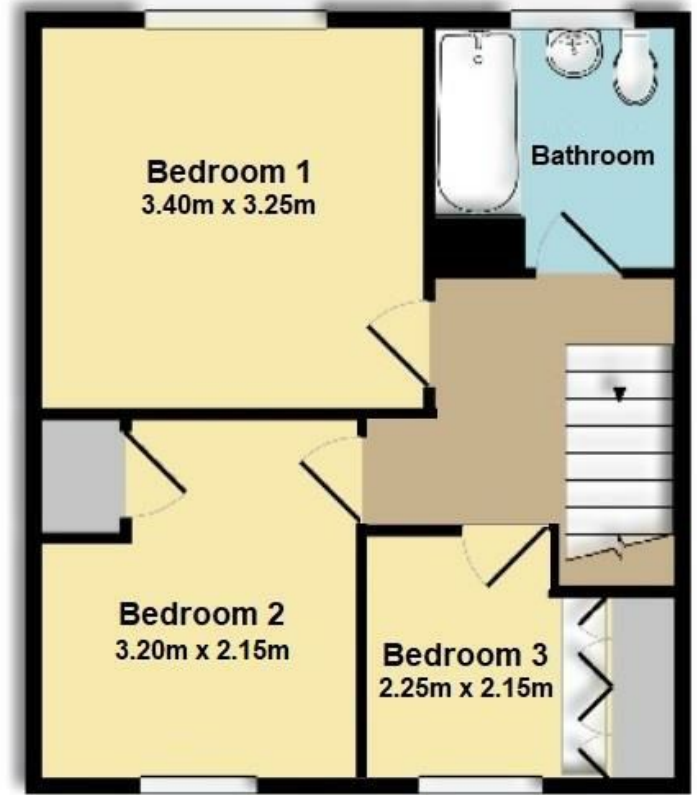




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC 



GROUND FLOOR



FIRST FLOOR

Please note the floor plan is for guidance purposes only and is not drawn to scale.

Guide Price £250,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk

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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.