



Stanley Road, Newmarket, CB8 8AF

**CHEFFINS**



## Stanley Road

Newmarket,  
CB8 8AF

A 2 bedroom Victorian terraced house situated in a popular road on the South Eastern side of town. The property is offered with NO CHAIN and benefits from a living room with an open fireplace, a modern ground floor bathroom and 2 bedrooms on the 1st floor. Features include uPVC double glazing and a South West facing rear garden.

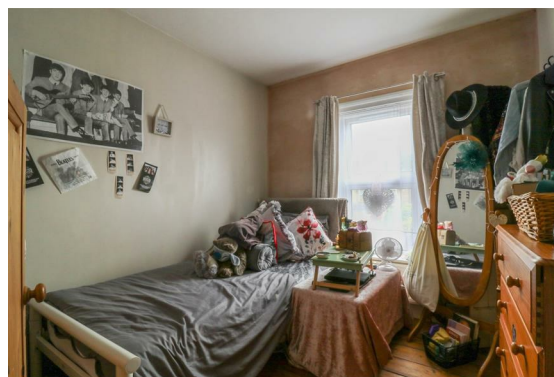
### LOCATION

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.

2 1 1

Guide Price £200,000



**LIVING ROOM**

with an entrance door, open fireplace with stone hearth.

**KITCHEN**

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

**REAR LOBBY**

with a part glazed door leading to the garden, cupboard with gas fired boiler and space and plumbing for a washing machine, stairs leading to the first floor.

**BATHROOM**

with a bath with mixer tap and shower attachment, hand basin, low level WC, tiled flooring.

**FIRST FLOOR****LANDING****BEDROOM 1**

with wood flooring, built in wardrobe.

**BEDROOM 2**

with wood flooring, storage recess.

**OUTSIDE**

To the rear of the property is a garden laid to artificial lawn and slate shingle beds, timber shed and gated access to the rear.

**Sales Agents Notes**

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terraced House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 527.43

Parking - On Street

Heating sources - Gas central heating

Flood risk - Rivers & Seas (Medium Risk),  
Surface Water (High Risk)

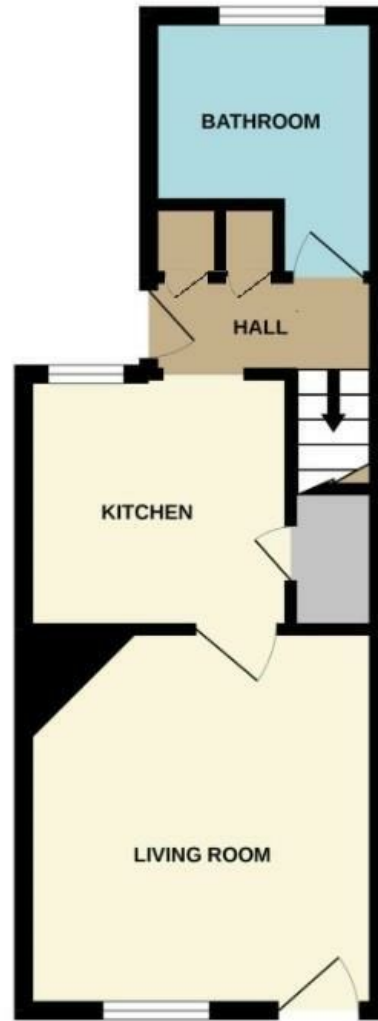
Rights of Way, Easements, Covenants -

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

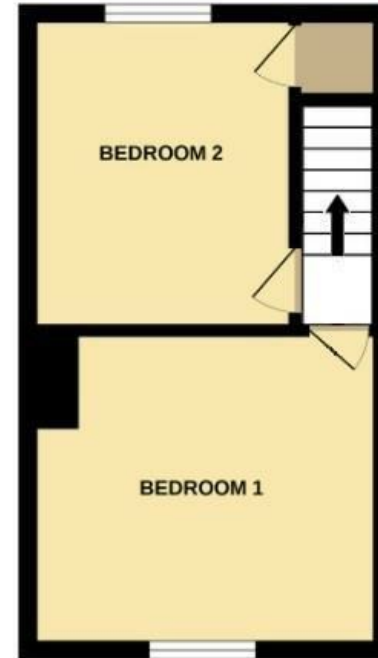




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 Local Authority - West Suffolk



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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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.