



Exeter Road, Newmarket, CB8 8LP

CHEFFINS

Exeter Road

Newmarket,
CB8 8LP

- Victorian Cottage
- Close To Town
- Beautifully Presented
- Refitted Kitchen & Bathroom
- Three Bedrooms
- Courtyard Garden
- NO CHAIN

A simply stunning 3 bedroom period terraced property conveniently located within striking distance to the Town Centre. The property offers superbly presented and stylish rooms comprising a double aspect open plan sitting/dining room with 2 original fireplaces, a modern refitted kitchen and bathroom and three bedrooms to the first floor. Outstanding town centre cottage. NO CHAIN.

3 1 1



Guide Price £255,000



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.

SITTING/DINING ROOM

with the front entrance door, 2 fireplaces with cast iron surrounds and ornate tiled insets, 2 column radiators, stairs leading to first floor, under stair storage cupboard, laminate flooring.

KITCHEN

with oak worktops, tiled splash backs, recessed stainless steel sink with mixer tap, range of fitted base and wall mounted units, integrated stainless steel oven and grill with 4 burner stainless steel gas hob, stainless steel extractor hood over, integrated dishwasher, tiled flooring with under floor heating, recessed ceiling lighting, door leading to rear courtyard.

REAR LOBBY

with wall mounted Ideal Logic gas fired combination boiler, oak worktops with space and plumbing under for washing machine, tiled flooring.

BATHROOM

with a white suite comprising panelled bath with shower over, hand basin with mixer tap, concealed cistern low level WC, tiled floor with under floor heating, part tiled walls, ladder style heated towel rail, wall mounted illuminated mirror, extractor fan, recessed ceiling lighting.

FIRST FLOOR LANDING

with access to roof space.

BEDROOM 1

with fireplace with cast iron surround, radiator.

BEDROOM 2

with radiator.

BEDROOM 3

with radiator.

OUTSIDE

To the front of the property is a garden area with brick wall and wooden gate.

To the rear of the property is a small enclosed courtyard laid to artificial lawn with a pedestrian right of way over and to the adjoining property.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Terraced House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 731.94

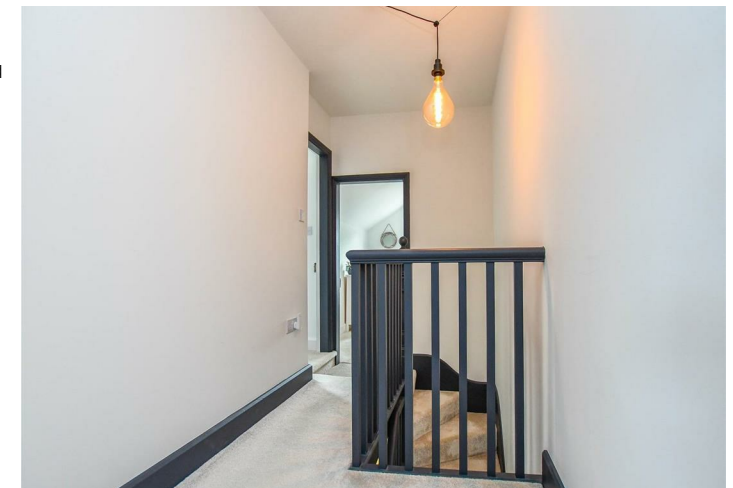
Parking - On Street

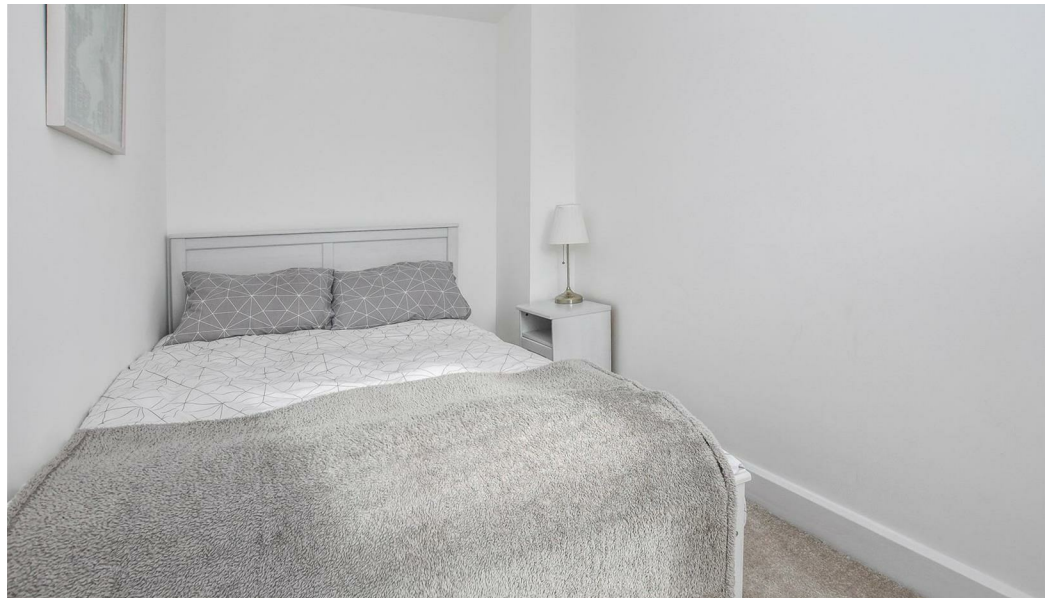
Heating sources - Gas fired central heating


Rights of Way, Easements, Covenants - Number 35 has a right of way through the rear garden and number 37 benefits from a right of way over the 3 neighbouring properties (39, 41 and 43) into the rear passageway.

Conservation Area - Yes Newmarket

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



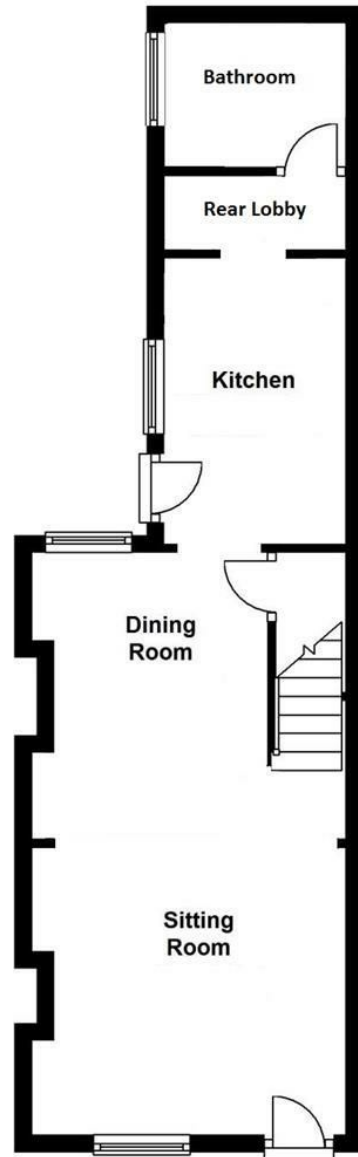


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

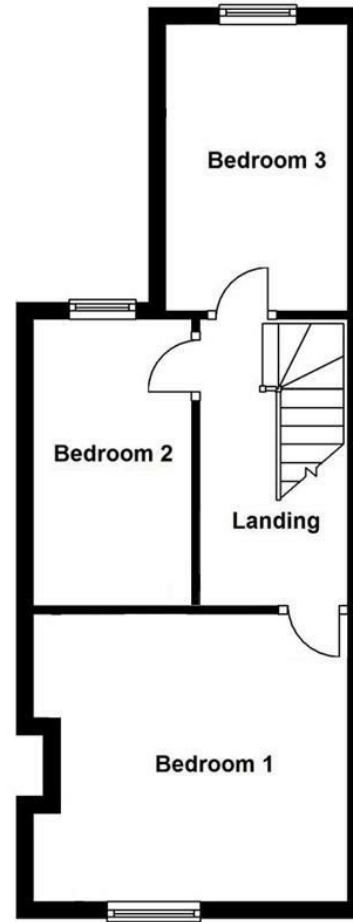


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 Council Tax Band - B
 Local Authority - West Suffolk

Ground Floor



First Floor





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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.