



Willow Crescent, Newmarket, CB8 8ER

**CHEFFINS**

## Willow Crescent

Newmarket,  
CB8 8ER

- 3 Storey Townhouse
- 3 Bedrooms
- Utility Room
- Enclosed Rear Garden
- Integral Garage
- NO CHAIN

A 3 bedroom townhouse situated in Newmarket within walking distance to the train station and with views over allotments to the rear. The accommodation is set over 3 floors with an integral garage and utility room on the ground floor, a living room, kitchen and cloakroom on the first floor and 3 bedrooms and bathroom on the second floor. Outside is a driveway and an enclosed rear garden. NO CHAIN.



**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, access to the garage.

**UTILITY ROOM**

with a range of base mounted units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine and space for tumble dryer, door to the rear garden.

**FIRST FLOOR****LANDING**

with stairs to the second floor.

**LIVING ROOM**

with doors leading out to the balcony.

**KITCHEN**

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for fridge, integrated electric hob and oven with extractor hood over.

**CLOAKROOM**

with a low level WC, pedestal hand wash basin, heated towel rail.

**SECOND FLOOR****LANDING**

with access to loft space.

**BEDROOM 1****BEDROOM 2****BEDROOM 3****BATHROOM**

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

**OUTSIDE**

To the rear of the property is a fully enclosed garden with flower and shrub borders, paved patio area.

To the front is a small lawned area with a driveway leading to the garage.

**INTEGRAL GARAGE**

with a metal up and over door, power and light.

**Sales Agents Notes**

Tenure - Freehold

Council Tax Band - C

Property Type - Mid Terraced Townhouse

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 731.94


Parking - Garage & Driveway

Heating sources - Gas central heating

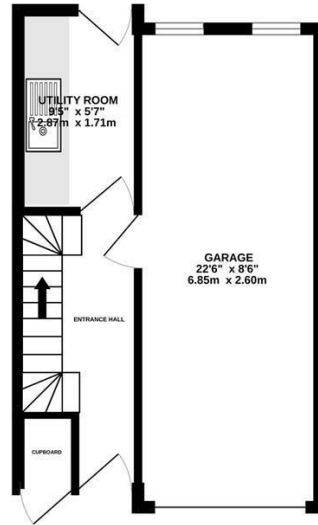
Flood risk - Surface Water (Medium Risk)

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

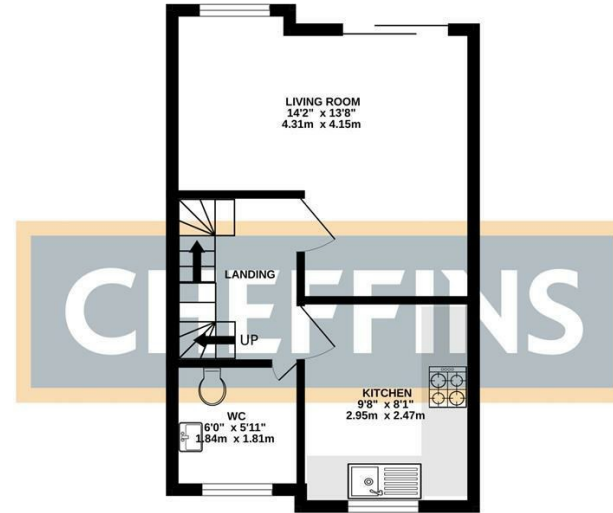


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>72</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

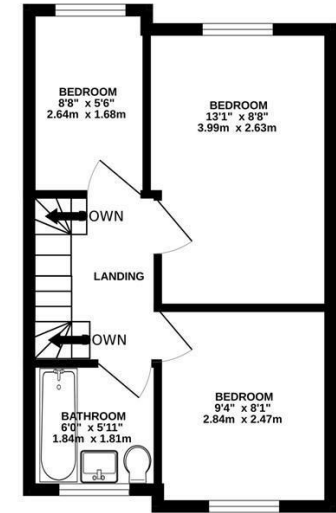
GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



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TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Guide Price £250,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



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.