



Exeter Road, Newmarket, CB8 8LP

CHEFFINS

Exeter Road

Newmarket,
CB8 8LP



Guide Price £260,000

- Period Cottage
- Open Plan Living/Dining Room
- 3 Bedrooms
- Close to Town
- Courtyard Garden
- Gas Central Heating
- NO CHAIN

A 3 bedroom period terraced property offered with NO CHAIN and conveniently located close to the Town Centre. The property offers superbly presented accommodation comprising a double aspect open plan living/dining room with an open fireplace with brick surround, a modern kitchen and bathroom and 3 double bedrooms on the first floor.





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.

LIVING ROOM/DINING ROOM

A double aspect room with entrance door, strip wood floor boards, open fireplace with brick surround and hearth, stairs to the first floor.

KITCHEN

with a range of base and wall mounted units with work surfaces over, butler style sink with mixer tap, integrated electric hob and oven with extractor hood over, integrated dishwasher and fridge and freezer, ceramic tiled flooring.

REAR LOBBY

with door to the rear, ceramic tiled flooring, cupboard with wall mounted gas fired boiler and washing machine.

BATHROOM

with a walk-in shower cubicle, low level WC, storage unit with hand wash basin, ceramic tiled flooring.

FIRST FLOOR**LANDING**

with access to loft space.

BEDROOM 1

with a built-in double wardrobe.

BEDROOM 2

with a built-in triple wardrobe.

BEDROOM 3

with a built-in cupboard.

OUTSIDE

The front of the property is enclosed by a brick wall with a pathway leading to the front entrance door with flower and shrubs.

To the rear of the property is a courtyard garden that is enclosed by a brick wall and with gated access to the side.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Terraced Cottage

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 828.82

Parking - On Street

Heating sources - Gas central heating and open fire in living room.

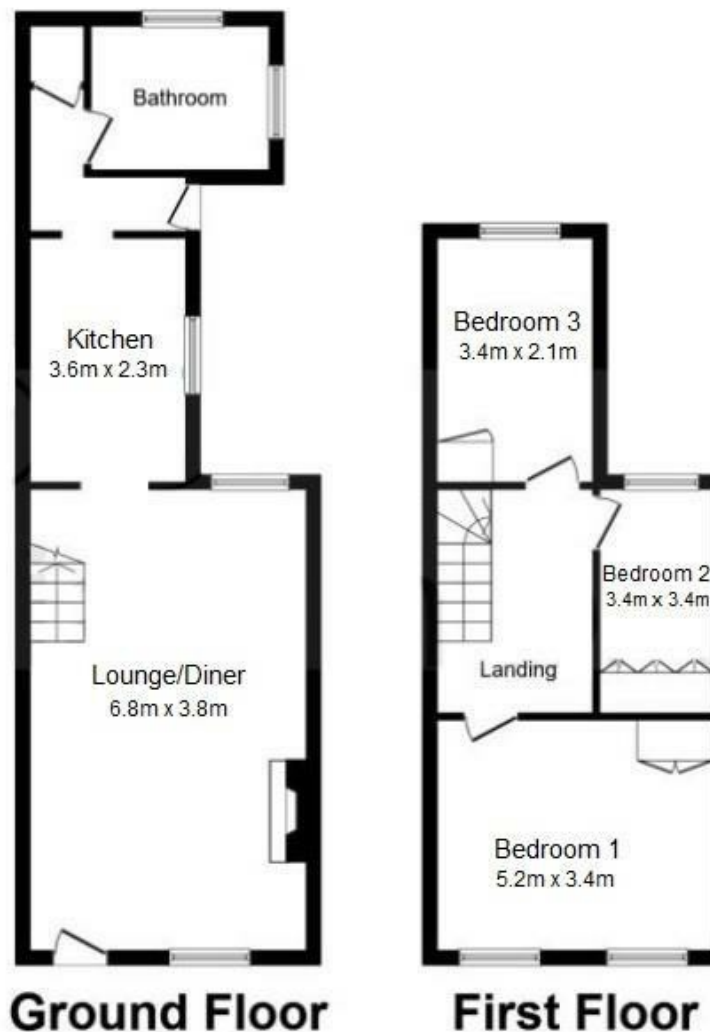
Rights of Way - Neighbour to the left hand side (34-41) have a right of access down the side passage.

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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 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.