



Holland Park, Cheveley, CB8 9DL

CHEFFINS

Holland Park

Cheveley,
CB8 9DL

- Spacious living/dining room with an electric-style fire
- Fitted Kitchen
- 2 Double Bedrooms
- Conservatory
- Garage
- Enclosed Rear Garden
- NO CHAIN

Nestled in the desirable village of Cheveley, just a short drive from Newmarket and Cambridge, this delightful 2 bedroom, mid-terraced bungalow offers comfortable living with well-proportioned rooms and a private, low-maintenance garden. The property is offered with NO CHAIN and benefits from oil central heating, built-in storage, and a conservatory leading to the rear garden.

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Guide Price £285,000





LOCATION

Cheveley is a highly sought-after village, offering a peaceful setting with convenient access to Newmarket and Cambridge. The village features a local shop, primary school, and charming countryside surroundings, making it a fantastic location for those seeking a quieter lifestyle with excellent transport links.

ENTRANCE PORCH

The property is accessed via an entrance porch, providing a useful space for coats and shoes before stepping into the main living area.

LIVING/DINING ROOM

A spacious and welcoming room, ideal for both relaxation and dining. The room features an electric-style fire with surround, creating a cosy atmosphere.

KITCHEN

A well-appointed kitchen with tiled flooring, cream wall and base units, and a sink with drainer. The kitchen also includes an electric oven with ceramic hob, space for an under-counter fridge, plumbing for a washing machine, and a built-in cupboard with a dishwasher for added convenience.

BEDROOM 1

A generous double bedroom featuring built-in wardrobes and a front-facing window, allowing plenty of natural light.

INNER HALLWAY

Providing access to Bedroom 2 and the bathroom, offering a separation between the living and sleeping areas.

BEDROOM 2

A well-proportioned double bedroom with built-in wardrobes and patio doors leading to the conservatory, offering direct access to the rear garden.

SHOWER ROOM

Fitted with a walk-in shower, sink, WC, and a cupboard housing the hot water tank.

CONSERVATORY

A bright and versatile space, perfect for relaxing or entertaining, with patio doors opening into the enclosed, block-paved rear garden.

OUTSIDE

The rear garden is block-paved for low maintenance and is enclosed by fencing,

offering privacy and an ideal outdoor space.

There is a large communal parking area and a;

GARAGE

The middle garage located in a block of three directly outside the property.

Sales Agents Notes


Please note there is an annual service charge payable to Holland Park Management Company of approx. £140.

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





GROUND FLOOR
690 sq. ft. (64.1 sq. m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £285,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire



TOTAL FLOOR AREA : 690 sq. ft. (64.1 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.



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