



Warrington Street, Newmarket, CB8 8BA

**CHEFFINS**



## Warrington Street

Newmarket,  
CB8 8BA

- Victorian End Terraced Property
- 2 Reception Rooms
- 2 Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden
- NO CHAIN

A 2 bedroom Victorian end terraced property offered with NO CHAIN and located within walking distance of the High Street. The accommodation includes 2 reception rooms, a fitted kitchen, 2 bedrooms and a first floor bathroom. The property benefits from an enclosed rear garden, gas central heating and double glazed windows throughout.

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**Guide Price £205,000**





## 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.

## LIVING ROOM

with a double glazed entrance door and a double glazed window to the front aspect, vinyl flooring, gas fire, radiator, corner cupboard housing the meters.

## HALL

with stairs leading up to the first floor.

## DINING ROOM

with vinyl flooring, radiator, fireplace (currently boarded up), under stairs storage cupboard with shelving, double glazed window to the rear aspect.

## KITCHEN

with a range of matching wall and base units with work surfaces over, electric oven with 4 ring gas hob and extractor hood over, dishwasher, 1.5 bowl stainless steel sink, fridge/freezer, tiled splashbacks, half tiled walls, double glazed door to the outside and a double glazed window.

## BEDROOM 1

with a double glazed window to the front aspect, radiator, built-in storage cupboard with loft access.

## BEDROOM 2

with a double glazed window to the rear aspect, radiator, access into;

## BATHROOM

with a side panel bath, low level WC, pedestal wash hand basin, shower cubicle with electric shower, gas boiler, double glazed window to the rear aspect.

## OUTSIDE

To the rear of the property is an enclosed low maintenance garden laid to shingle and patio with a small hard standing seating area, gated access leads to a side passage way between the neighbouring property. There is an outside store cupboard with space and plumbing for a washing machine and a further storage cupboard.

## Sales Agents Notes

Please note some of the photographs in the listing have been virtually staged.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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	

Guide Price £205,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.