



Cheveley Road, Newmarket, CB8 8AD

**CHEFFINS**



## Cheveley Road

Newmarket,  
CB8 8AD

- Mid-Terraced Victorian Property
- 2 Bedrooms
- Renovation Opportunity
- Town Location
- Enclosed Rear Garden
- Close to Train Station & High Street
- NO CHAIN

A 2 bedroom bay fronted Victorian property located on the South side of the town centre and just a short walk to the train station and High Street. Offered for sale with NO CHAIN, the property is an excellent opportunity for renovation and improvement.

2 1 1

**Offers In Excess Of £180,000**







## 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/DINING ROOM**

with an entrance door, open fireplace with Yorkstone fireplace, built in storage cupboards, 2 radiators, central spiral staircase, full length double glazed window to the rear aspect and a bay window to the front aspect.

## **KITCHEN**

with a range of matching wall and base units with work surfaces over, stainless steel sink, single glazed window to the side aspect.

## **REAR LOBBY**

with space and plumbing for appliances, tiled splashbacks, vinyl flooring, open storage cupboard, radiator, double glazed door.

## **BATHROOM**

with a low level WC, pedestal wash hand basin, side panel bath with shower over, tiled walls, radiator, vinyl flooring, double glazed window to the rear aspect.

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 1**

with a radiator, built-in storage cupboard housing water cylinder, double glazed window to the front aspect.

## **BEDROOM 2**

with a radiator, wall mounted gas boiler, double glazed window to the rear aspect.

## **OUTSIDE**

The rear garden is enclosed by timber fencing and mainly laid to paving with a pathway to the gated rear access.

At the front of the property is a small walled area.

## **Sales Agents Notes**

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



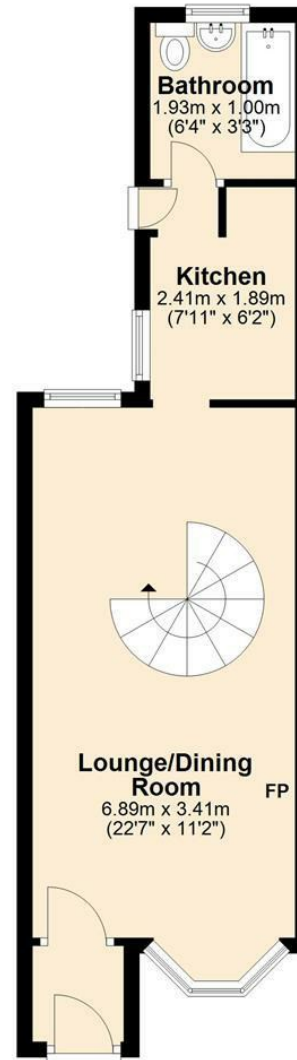






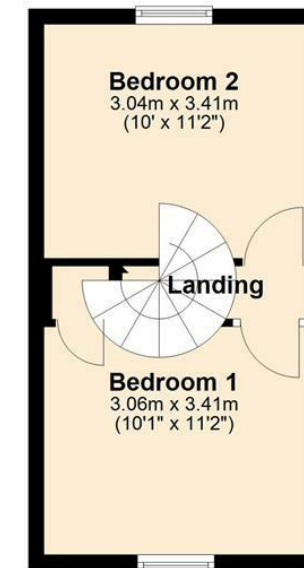
## Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)




## First Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	

Offers In Excess Of £180,000  
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.



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