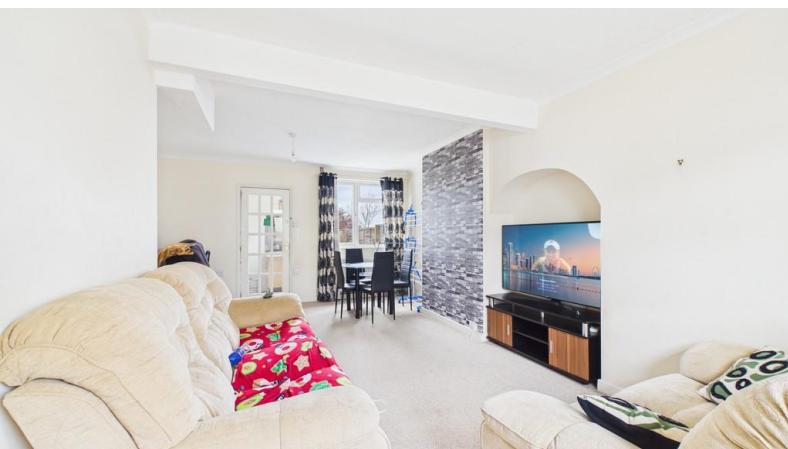


FOR SALE



New Cheveley Road, Newmarket CB8 8BU

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Region Of £170,000 FREEHOLD





- Chain Free
- 2 Bedrooms
- Close To Town Centre
- Convenient For Train Station
- Good Sized Garden
- Gas Fired Central Heating
- EPC: C
- Priced To Sell

Chain-free two-bedroom terraced home, ideally located close to Newmarket town centre and train station. Offering a sitting room, kitchen and two bedrooms, with local shop and pub just a short stroll away.

Offering a sitting room, kitchen and two bedrooms, with local shop and pub just a short stroll away. In need of some updating, presenting a fantastic opportunity to add value and make it your own.

Priced to sell-early viewing strongly advised to avoid missing out.

ENTRANCE HALL: Stairs to first floor, door to living room.

LIVING ROOM: 23' 06" x 15' 01" (7.16m x 4.6m)
Window to front, window to rear, two radiators, under stairs storage cupboard, door to -

KITCHEN / DINER: 15' 10" x 7' 03" (4.83m x 2.21m)
Window to side, door to garden, laminate flooring, work surfaces with units under, range of wall mounted units, inset drainer with mixer tap over, hob with electric oven under, extractor over, space for fridge freezer and space for washing machine.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR LANDING: Loft hatch.

BEDROOM ONE: 10' 00" x 9' 06" (3.05m x 2.9m)
Window to front, radiator, built in storage wardrobe with sliding door.

BEDROOM TWO: 10' 05" x 9' 06" (3.18m x 2.9m)
Window to rear, radiator.

BATHROOM: Low level WC, wash hand basin with unit under, window to rear, radiator and stainless steel towel rail, panelled bath with shower over, airing cupboard housing wall mounted gas boiler and storage.

OUTSIDE:
To the front is an area of lawn, and a gate and on street parking.

The rear garden has a patio area, with gate leading to rear passage, leading to an area of garden to the right hand side of the property, which is predominantly to lawn, with a shed.

ADDITIONAL INFORMATION:

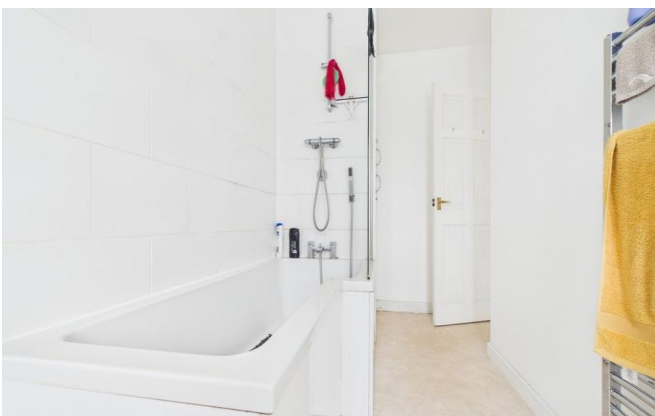
Council Tax Band: D
Local Authority: West Suffolk Council
Mains electricity, gas, water and drains connected
Vacant possession on completion

ENERGY PERFORMANCE RATING C:

A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>.

VIEWING ARRANGEMENTS:

Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.





Martin & Co Bury St Edmunds **01284 701511**
 28 Angel Hill • Bury St Edmunds • IP33 1UZ
 T: 01284 701511 • E: burystedmunds@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

