



Exeter Road, Newmarket, CB8 8LP

CHEFFINS

Exeter Road

Newmarket,
CB8 8LP

- INVESTMENT OPPORTUNITY
- Detached Home
- 5 Bedrooms - 1 Ensuite
- First Floor Bathroom
- Open Plan Kitchen/Dining Room
- Enclosed Rear Garden
- NO CHAIN

CALLING ALL INVESTORS! A fantastic opportunity to convert this existing house into two 3 bed semi-detached properties with a potential GDV of £800,000. A detached home, conveniently situated on a no-through road within easy reach of the town centre. Offered for sale with NO CHAIN, the property presents an excellent opportunity for renovation and improvement. Extending to approximately 1,600 sq ft, the accommodation includes an open-plan kitchen/dining room, separate utility room, 5 bedrooms, a first floor family bathroom, an en-suite shower room, and an enclosed rear garden. Viewing Recommended.

5 2 3

Offers In Excess Of £350,000





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.

ENTRANCE HALL

with an entrance door, radiator, stairs leading up to the first floor, under stairs storage cupboard, 2 open plan archways leading through to a living room and a dining area.

DINING AREA

11'7 x 12'1

Open plan with the kitchen with a chimney breast, radiator and double glazed sash window to the front aspect.

KITCHEN

11'10 x 9'4

with a range of matching wall and base units with work surfaces over, sink with mixer tap, built-in electric Beko oven with 4 ring gas hob with extractor hood over, space and plumbing for appliances, tiled flooring, tiled splashbacks, inset spotlights, single glazed window to the rear aspect.

LIVING ROOM

with a radiator, 2 chimney breasts, cast iron fireplace with marble surround, double glazed sash window to the front aspect, French doors opening onto the rear garden.

Formerly 2 rooms currently open plan with an archway (12'1 x 11'7 and 9'3 x 11' 7)

UTILITY ROOM

11'11 x 11'4

with built-in storage cupboards with work surfaces over, fireplace (currently sealed off), wall mounted Vaillant gas fired boiler, 2 windows to both side aspects and a glazed door to the rear garden.

CLOAKROOM

4'5 x 3'6

with a low level WC, wall mounted wash hand basin, window to the rear aspect.

FIRST FLOOR**LANDING**

A galleried style landing with a large loft access.

BEDROOM 1

12 x 11'8

with a radiator, double glazed sash window to the front aspect.

ENSUITE SHOWER ROOM

8'4 x 6'5

with a low level WC, vanity wash hand basin, shower cubicle, inset spotlights, tiled walls, vinyl flooring, radiator, double glazed sash window to the front aspect.

BEDROOM 2

12'2 x 11'8

with a radiator, cast iron fireplace, double glazed sash window to the front aspect.

BEDROOM 3

11'8 x 9'4

with a radiator, fireplace, double glazed window to the rear aspect.

BEDROOM 4

12 x 9'3

with a fireplace, built-in storage, radiator, double glazed sash window to the rear aspect.

BEDROOM 5/STUDY

11'7 x 5'11

with a radiator, window to the side aspect.

FAMILY BATHROOM

8'3 x 5'9

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

OUTSIDE

The rear garden is mainly laid to lawn with a large patio seating area, a raised decked seating area, timber shed, side gated access and flower bed borders.

The front of the property is a block paved area.

Please note the side pathway to the left of the property is shared with the neighbours.

SALES AGENTS NOTES

A pre-application has been made with West Suffolk council to convert the property into two separate 3 bedroom semi-detached dwellings, offering tremendous potential. Therefore full planning permission will need to be obtained before this is official.

Please note the vendor of the property is a current employee of Cheffins.

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			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

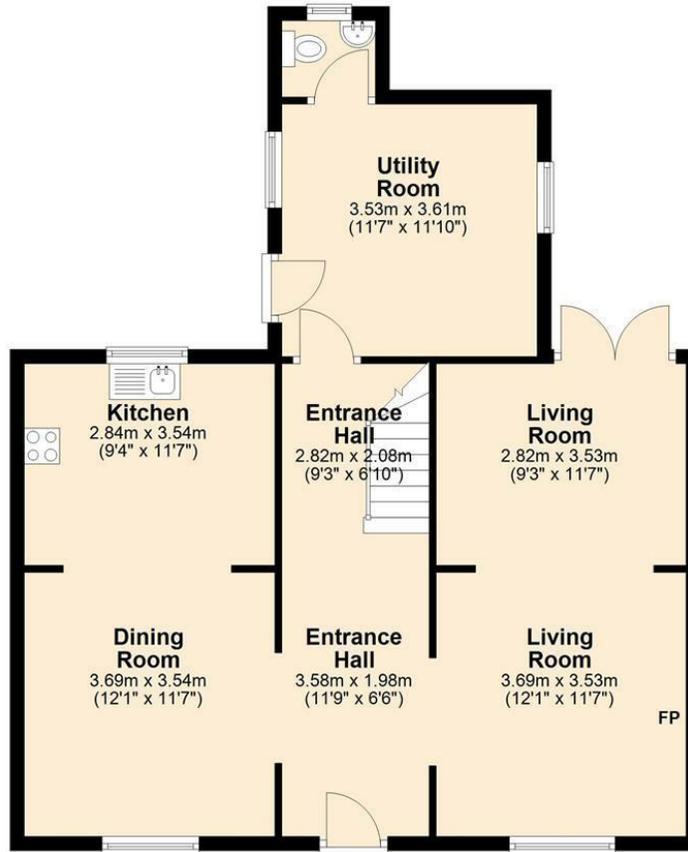


Offers In Excess Of £350,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - West Suffolk



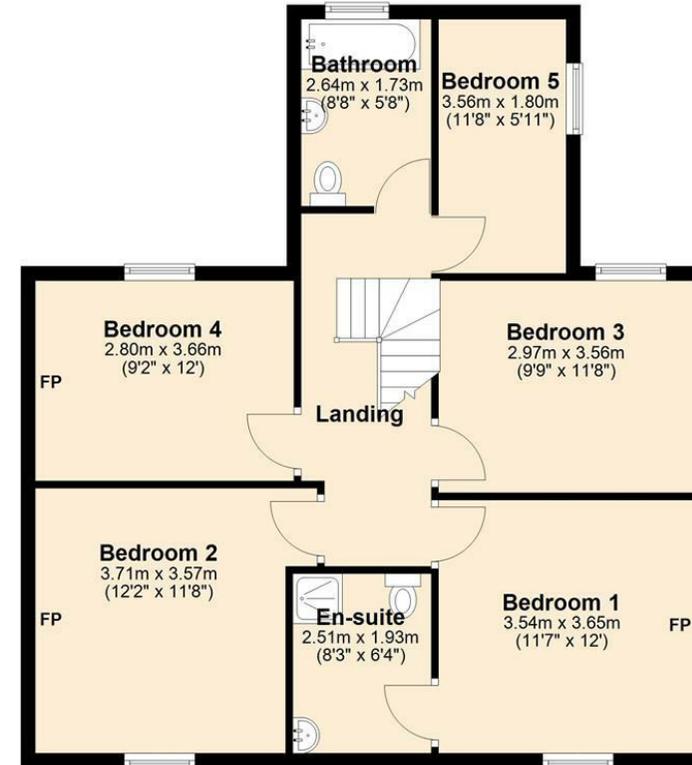
Ground Floor

Approx. 75.9 sq. metres (817.5 sq. feet)



First Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



Total area: approx. 150.9 sq. metres (1624.3 sq. feet)

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

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.