



All Saints Road, Newmarket, CB8 8ES

CHEFFINS

All Saints Road

Newmarket,
CB8 8ES

A 3 bedroom mid terraced Victorian home located on the South of town within walking distance of the local amenities. The house is offered with NO CHAIN and benefits from uPVC double glazing throughout, gas central heating and a courtyard garden.

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.

3 1 1

Guide Price £240,000





ENTRANCE PORCH

with entrance door, window to the side aspect, radiator.

LIVING/DINING ROOM

A dual aspect room with windows to the front and rear aspects, 2 radiators, stairs to the first floor landing.

KITCHEN

with built-in wall and base mounted units, built-in oven with gas hob, sink, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, window to the side aspect.

BATHROOM

with a low level WC, hand wash basin, panelled bath with shower over, heated towel rail, window to the side aspect.

FIRST FLOOR

LANDING

BEDROOM 1

with a radiator, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a radiator, window to the front aspect.

OUTSIDE

To the front of the property is an enclosed area laid to shingle with a pathway and gated access.

To the rear is a small walled courtyard style garden.

Sales Agents Notes

Please note bedroom 3 is located over the passageway (flying freehold). This passageway is shared with numbers 21, 23 and 25 All Saints Road.

We are advised parking is available nearby in All Saints car park. Please visit West Suffolk Website for information on annual permits (<https://www.westsuffolk.gov.uk/parking-car-parks.cfm>)

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) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

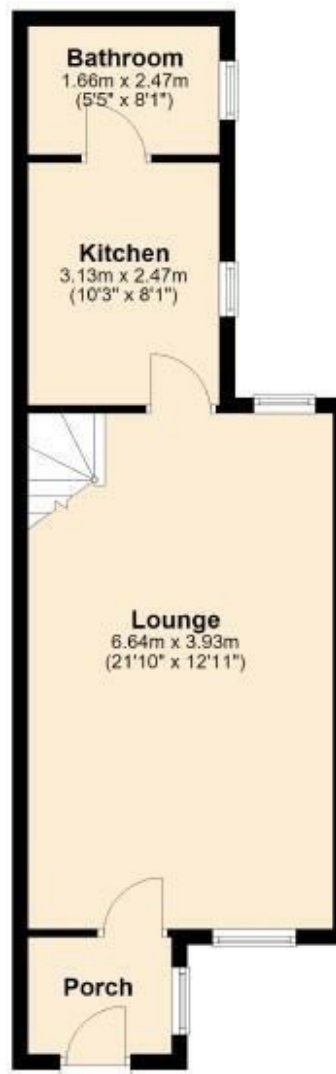
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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

Ground Floor
Approx. 41.4 sq. metres (445.6 sq. feet)



First Floor
Approx. 32.9 sq. metres (353.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 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>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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