



Bunbury Terrace, All Saints Road, Newmarket, CB8 8FL

CHEFFINS

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Newmarket,
CB8 8FL

3 2 1

Offers In Excess Of

- 3 Storey Town House
- 3 Bedrooms - 1 Ensuite
- Fitted Kitchen
- Convenient Town Location
- Low Maintenance Rear Garden
- Allocated Parking
- NO CHAIN

A 3 bedroom mid terrace town house situated in a prime position just a short walk from the High Street. The accommodation includes a cloakroom, sitting/dining room and fitted kitchen. The top floor features a primary bedroom with ensuite shower room. Outside includes a fully enclosed courtyard garden and an allocated parking space to the rear. NO CHAIN.





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 entrance door, stairs leading up to the first floor.

CLOAKROOM

6'1" x 3'1"

with vanity wash hand basin and low level WC.

STORAGE CUPBOARD

with shelving, housing the electric metre and fuse board.

LIVING/DINING ROOM

18'3" x 9'8"

with a window to the rear and patio doors opening onto the rear garden.

KITCHEN

7'5" x 10'0"

with a range of fitted cupboards, gas hob with extractor hood over, built in double oven, integrated dishwasher, space for washing machine, window to front aspect.

FIRST FLOOR**LANDING**

With airing cupboard housing water tank and window to the front aspect.

BEDROOM 2

11'0" x 10'9"

with window to rear aspect.

BEDROOM 3

11'0" x 9'1"

with window to front aspect.

BATHROOM

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

SECOND FLOOR**BEDROOM 1**

11'1" x 13'11"

with window to rear aspect and cupboard housing the gas fired boiler.

ENSUITE SHOWER ROOM

with shower cubicle, low level WC, vanity hand wash basin, heated towel rail.

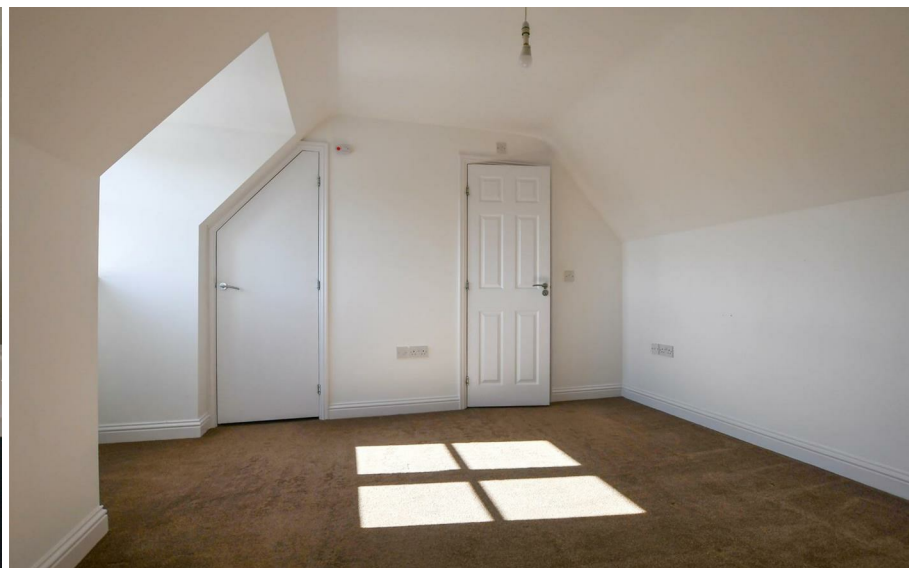
OUTSIDE

To the rear of the property is an enclosed garden mainly laid to patio with a shingled area. Gated access leads to a shared parking area where the property benefits from an allocated parking space.

SALES AGENTS NOTES

Please note there is an annual service charge payable of approx. £100 for the maintenance of communal areas.

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		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £315,000

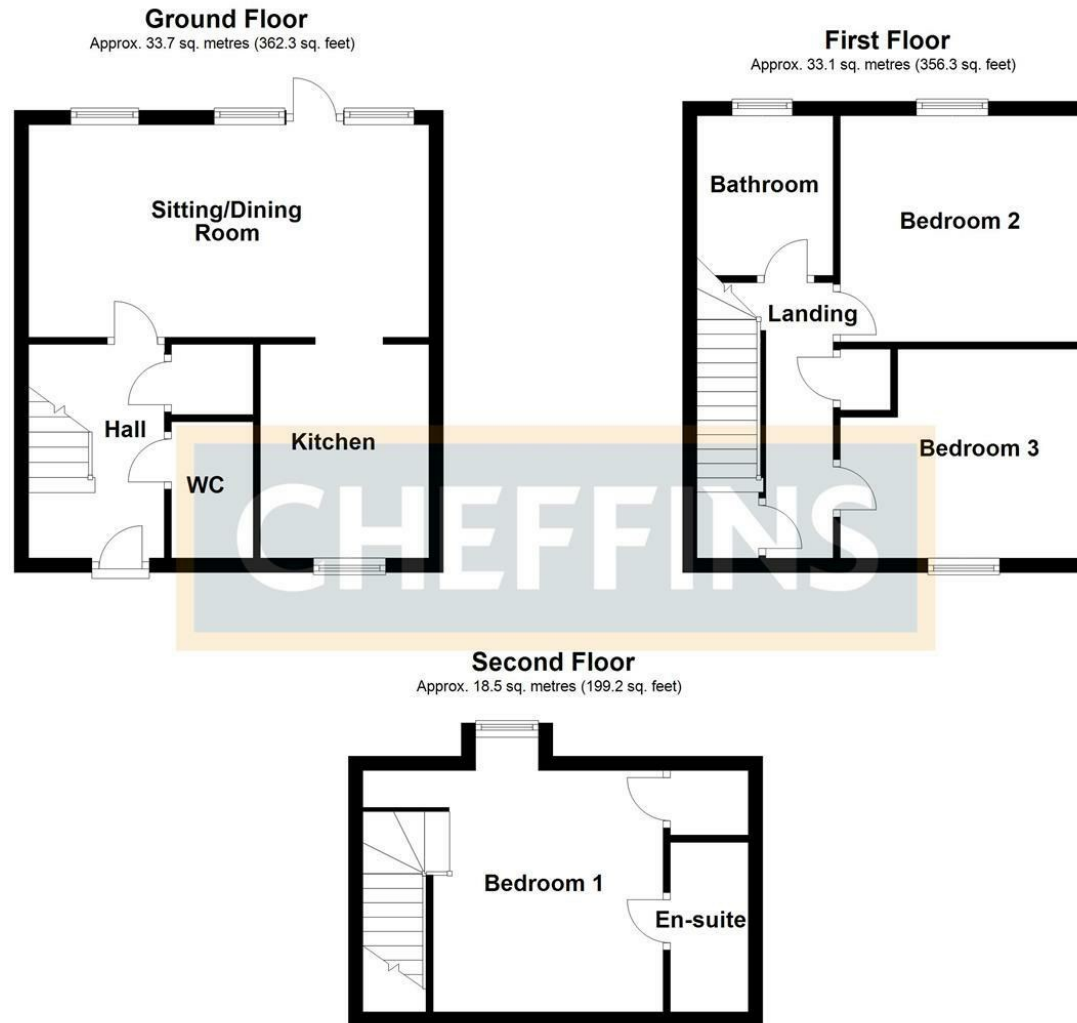
Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk Council







Total area: approx. 85.3 sq. metres (917.7 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.

