



Beaverbrook Road, Newmarket, CB8 0ST

**CHEFFINS**

## Beaverbrook Road

Newmarket,  
CB8 0ST

- Mid-Terraced Property
- Recently Refitted Modern Kitchen
- Living/Dining Room
- 2 Double Bedrooms
- Convenient Town Location
- Allocated Parking for 2 Cars
- Enclosed Rear Garden

A well presented 2 bedroom terraced property set in a popular residential area just a short walk from the High Street. The property benefits from a modern fitted kitchen, a living/dining room overlooking the garden, cloakroom, 2 double bedrooms and a family bathroom. Further features include gas central heating, an enclosed rear garden and 2 allocated parking spaces.

2 1 1



Guide Price £260,000



## 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 a double glazed entrance door, laminate flooring, radiator, under stairs storage, stairs up to the first floor.

## CLOAKROOM

with a low level WC, vanity wash hand basin, heated towel rail, tiled walls, laminate flooring, double glazed window to the front aspect.

## KITCHEN

Recently refitted with a fantastic range of wall and base units with work surfaces over, sink, built-in corner larder cupboard, space for fridge/freezer, built-in electric oven, 4 ring Zanussi Induction hob with extractor hood over, space for washing machine, vinyl flooring, inset spotlights, double glazed window to the front aspect.

## LIVING/DINING ROOM

with French doors opening onto the rear garden, laminate flooring, radiator.

## FIRST FLOOR

### LANDING

with a large loft access with pull down ladder (fully boarded loft with space to stand up), airing cupboard.

### FAMILY BATHROOM

with a 3 piece suite comprising a low level WC, vanity wash hand basin, side panel bath with shower over and glass screen, tiled walls and flooring, heated towel rail.

### BEDROOM 1

with 2 double glazed windows to the front aspects, built-in wardrobes, cupboard over the stairs, radiator.

### BEDROOM 2

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

Currently partitioned into 2 rooms but could easily be converted back if required.

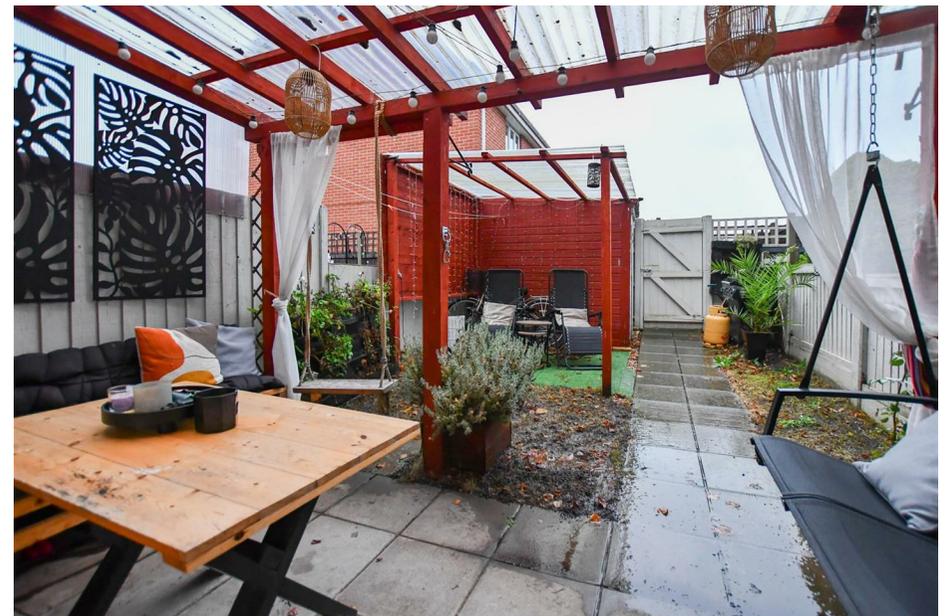
## OUTSIDE

The rear garden is fully enclosed by timber fencing with lawned and artificial turf areas, patio seating area covered by pergola, pathway access leads to a timber shed and gated rear access to the shared parking area.

The property benefits from 2 allocated parking spaces.

## AGENT'S NOTE

There is an Estate Management charge of £150 p.a.







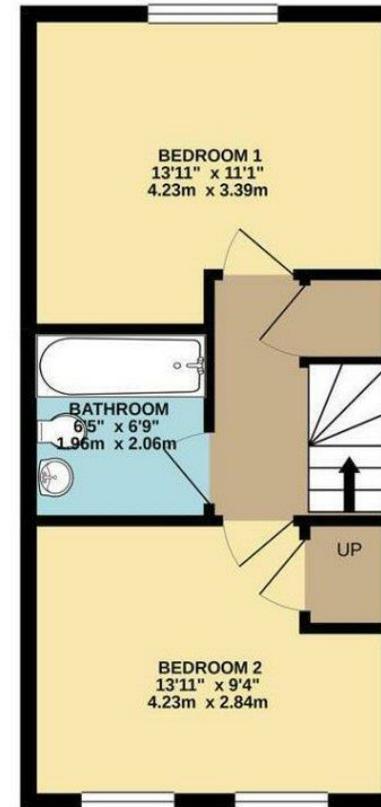
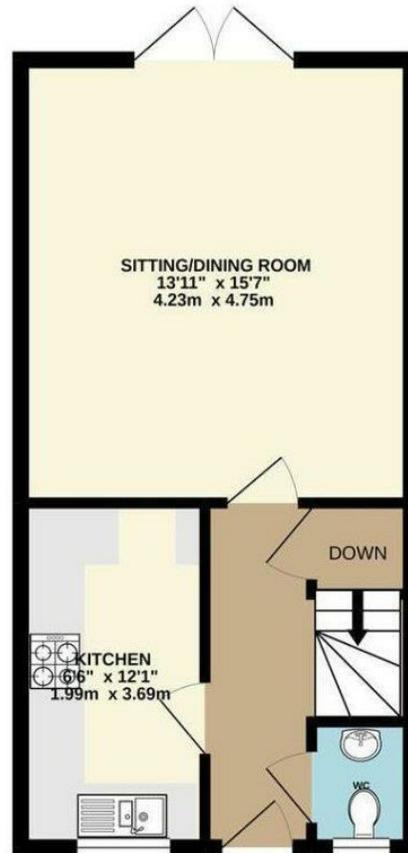
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	93
(92-101) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	79
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £260,000

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



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.