



New Cheveley Road, Newmarket, CB8 8BY



## New Cheveley Road

Newmarket,  
CB8 8BY

- Walking distance to the train station
- Recently Refurbished
- External wall and loft insulation
- 2 Bedrooms
- New Double Glazed Windows
- Newly Fitted Kitchen & Shower Room
- Private Rear Garden
- Large Outbuilding (ideal for home working)
- NO CHAIN

A recently refurbished 2 bedroom mid-terraced property located in a popular location South of the town centre. The property is offered with NO CHAIN and benefits from a double aspect living/dining room, a newly fitted kitchen, cloakroom and a first floor shower room. Additional features include gas fired central heating, newly fitted double glazed windows and a private enclosed rear garden with a large outbuilding.

2 1 1

Guide Price £240,000





## 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.

## LIVING AREA

with a double glazed entrance door, stairs leading to the first floor, laminate flooring, 2 chimney breasts (currently covered), double glazed window to the front aspect.

## DINING AREA

Open plan with the living area with a radiator, under stairs storage cupboard, double glazed window to the rear aspect.

## KITCHEN

recently refitted with a range of matching wall and base units with solid wood work surfaces over, stainless steel sink, built-in electric oven, 4 ring gas hob with metal splashback and extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, double glazed window, double glazed door to the side aspect.

## UTILITY AREA

uPVC constructed with power and light, space and plumbing for appliances, double glazed door leading to the garden.

## CLOAKROOM

with a low level WC, vanity wash hand basin, built-in storage cupboard, tiled splashbacks, heated towel rail, double glazed window to the side aspect.

## FIRST FLOOR

## LANDING

## BEDROOM 1

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

## BEDROOM 2

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

## SHOWER ROOM

with a refitted suite comprising a low level WC, vanity wash hand basin, corner shower cubicle, heated towel rail, vinyl floor, wall mounted gas boiler, double glazed window to the rear aspect.

## OUTSIDE

The rear garden is mainly laid to lawn with a patio seating area and a greenhouse, gated access across neighbouring properties.

Please note the property benefits from a right of way over 126 New Cheveley Road's garden.

A right of way also exists from 130 New Cheveley Road over this property's garden.

## OUTBUILDING

with power and light connected, cabled internet connection, plasterboard, double glazed door to either sides, double glazed window.


## Sales Agents Notes

For more information on this property, please refer to the Material Information Brochure on our website.





## New Cheveley Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £240,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



Total Area: 66.9 m<sup>2</sup> ... 720 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan produced by: charlesjharrison.co.uk

[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: 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.