New Cheveley Road,
Newmarket, CB8 8BS
£325,000

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An impressive 1950's semi detached home that has been extended to provide additional accommodation to the side and rear. Its well located with easy access to the railway station and High Street and is within walking distance of the popular Ditton Lodge Primary School.

Accommodation includes a living room, separate dining room, modern kitchen, utility room/conservatory, cloakroom, three generous bedrooms and a bathroom.

Outside, the rear garden is enclosed behind a wall and has gated access that leads to the rear outbuilding which incorporates a garage and a number of workshops etc that would provides an excellent opportunity to create an annex or additional accommodation.

Available with no onward chain.

Living Room
15'3" x 13'5"
Window to front aspect.

Dining Room
15'3" x 13'5"
Doors leading to hallway, with fitted windows either side.

Kitchen
10'4" x 7'10"
Fitted with a range of eye and base level units with worktop over. Porcelain sink with mixer tap over. Space for white goods and window looking into utility room.

Cloakroom
2'11" x 3'8"
Low level WC.

Utility Room
14'1" x 8'6"
Fitted with eye and base level units with worktop over. Space for white goods. French doors leading to rear garden and windows to rear aspect.

Bedroom 1
13'5" x 13'4"
Windows to rear aspect.

Bedroom 2
10'0" x 9'9"
Window to side aspect.

Bathroom
9'8" x 4'8"
Suite comprising of a panelled bath with shower attachment over, WC and a pedestal sink basin. Window to side aspect.

Bedroom 3
13'5" x 10'3"
Windows to front aspect.

Workshops/Outbuildings
In need of repair, opportunity to create annex, office or additional living space.

Garage
15'1" x 8'6"
Single garage with up and over door.

Outside Front
Mainly laid to lawn, with pathway leading to front entrance.

Outside Rear
Enclosed rear garden, laid to patio with gated access to outbuildings/garage.

Property Details
EPC - D
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Semi-detached House
Property Construction – Standard Construction
Number & Types of Room – Please refer to the floorplan
SQM: 193.2 square metres
Parking – Garage/On-Street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

TOTAL FLOOR AREA : 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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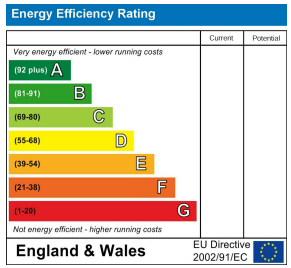
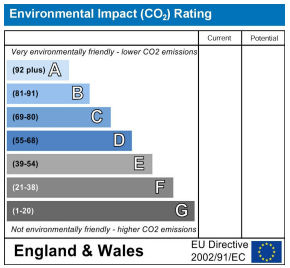
- **Scope For Refurbishment**
- **Utility Space**
- **Generous Rooms**
- **Enclosed Garden.**





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