



Gordon Richards Close, Newmarket, CB8 0BH

CHEFFINS

Gordon Richards Close

Newmarket,
CB8 0BH

- Mid-Terraced Property
- 3 Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Gas Central Heating
- Enclosed Garden
- Town Location
- NO CHAIN

A modern 3 bedroom mid-terraced house forming part of a popular residential area about 1 mile North of the town centre. The accommodation includes a cloakroom, living/dining room, fitted kitchen, 3 bedrooms and a first floor bathroom. The property is offered with NO CHAIN and benefits from an enclosed rear garden and gas central heating.

3 1 1

Offers In Excess Of £245,000





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 entrance door, stairs to first floor, radiator.

CLOAKROOM

with hand wash basin, low level WC, radiator.

LIVING/DINING ROOM

with 2 radiators, floor to ceiling window to the front aspect and French doors out to the rear garden.

KITCHEN

with a range of fitted units including stainless steel sink unit with cupboards under, further base and wall mounted cupboards, built-in oven and hob unit with extractor hood over, washing machine, glazed door to rear garden, built-in cupboard, gas fired boiler.

FIRST FLOOR LANDING

with a built-in cupboard and an airing cupboard.

BEDROOM 1

with radiator, fitted wardrobe.

BEDROOM 2

with radiator, built-in wardrobe.

BEDROOM 3

with radiator.

BATHROOM

with panelled bath with shower over, vanity hand wash basin, low level WC, radiator.

OUTSIDE

To the rear of the property is an enclosed garden laid mostly to lawn with 2 tool sheds.

To the front of the property is an open green and a shared parking area.

Sales Agents Notes

Please note the photos shown were taken when the property was vacant and prior to the current tenancy commencing.

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



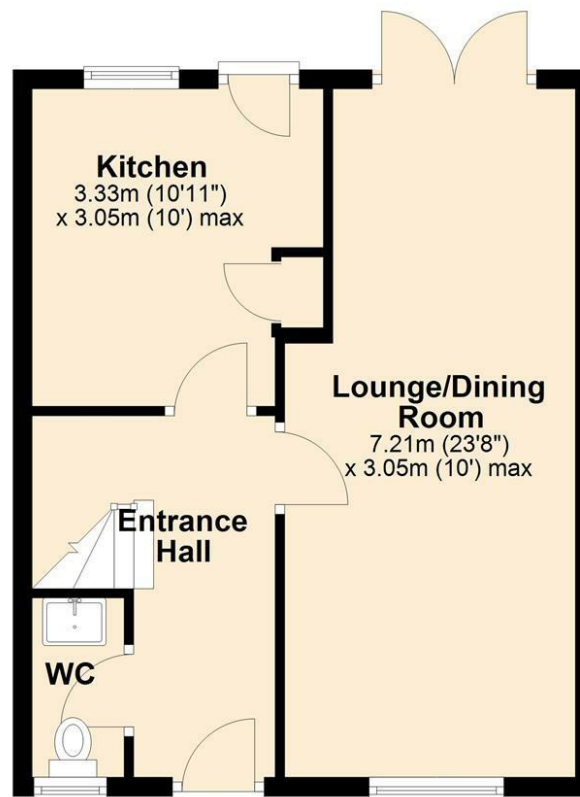


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £245,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk

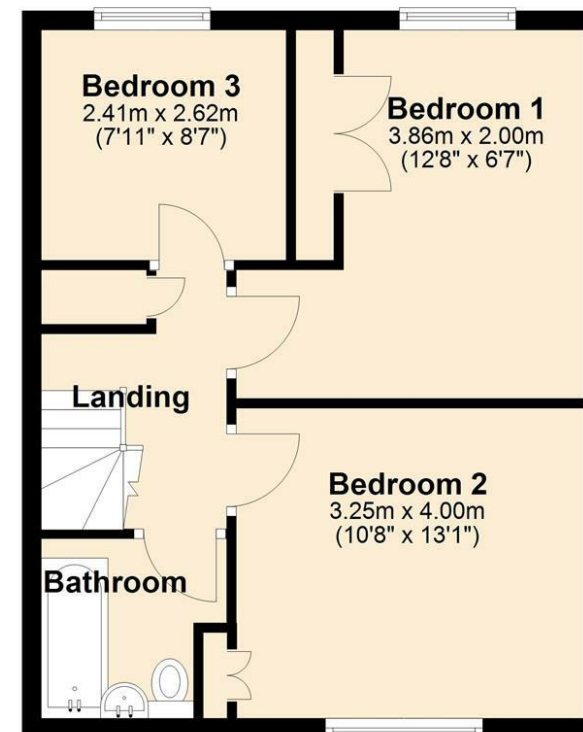
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 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>.

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.