



Stanley Road, Newmarket, CB8 8AF

CHEFFINS

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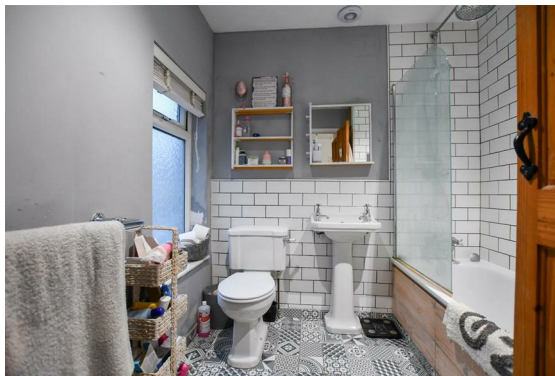
- Mid-Terraced Property
- Town Location
- 2 Bedrooms
- First Floor Bathroom
- South Facing Rear Garden
- NO CHAIN

A charming Victorian terraced home situated on the sought after South side of town, offered for sale with NO ONWARD CHAIN. The accommodation includes a welcoming living/dining room, a fitted kitchen, a first floor bathroom, a main bedroom and a versatile study/second bedroom. This property retains its period character features, including exposed floorboards and feature fireplaces. Externally, there is a South facing enclosed rear garden with an Indian sandstone seating area. Viewing Recommended.



Offers In Excess Of £200,000





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 ROOM

with an entrance door, double glazed window to the front aspect, exposed floor boards, open fireplace, built-in corner unit and shelving.

DINING AREA

Open plan with the living room with an under stairs storage cupboard, exposed brickwork with open fireplace, quarry tiled flooring, radiator, stairs leading up to the first floor, sash window overlooking the rear garden.

KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink, space and plumbing for appliances with extractor hood, tiled splashbacks, single glazed window to the side aspect, radiator, vinyl tiled flooring, double glazed door leading to the rear garden.

FIRST FLOOR**STUDY/BEDROOM 2**

with a double glazed window to the rear aspect, radiator, built-in airing cupboard housing the gas combi boiler, Nest thermostat, exposed floor boards, access to the loft space.

BEDROOM 1

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

BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with rainfall shower and glass screen, tiled splashbacks, tiled flooring, inset spotlights, heated towel rail.

OUTSIDE

To the rear of the property is a South facing enclosed garden with a decked area, an Indian sandstone seating area with timber built bar, an apple tree and gated access to the rear.

Sales Agents Notes

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

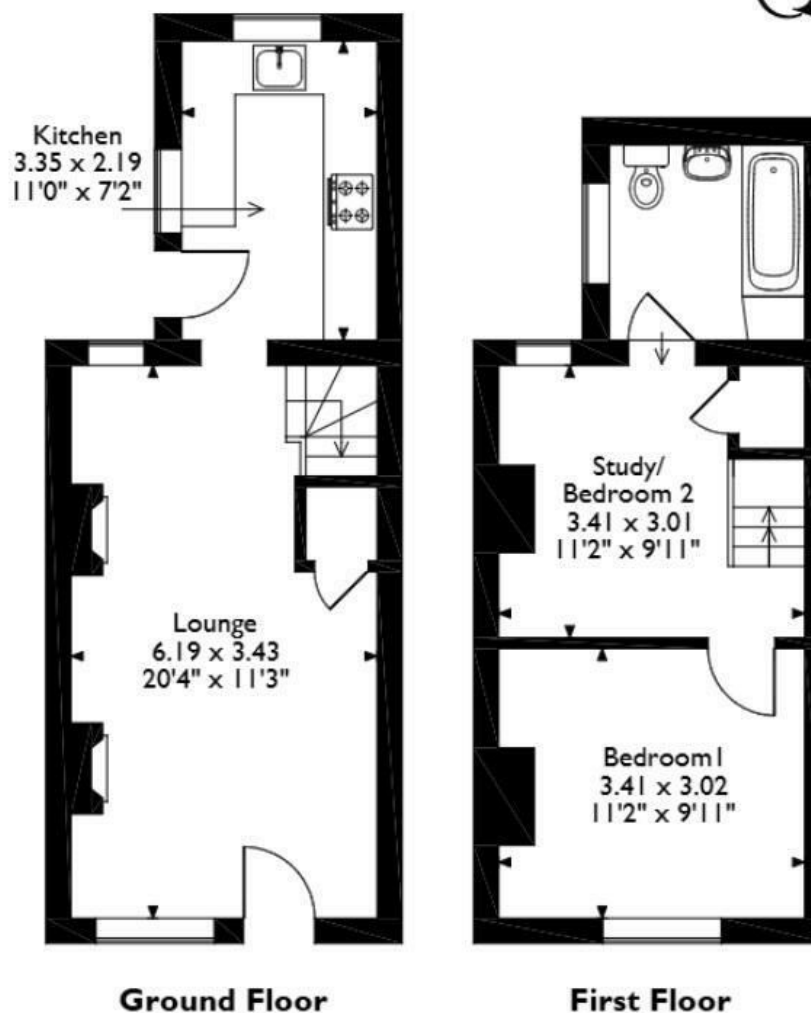


Stanley Road, Newmarket, Suffolk
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 £200,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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.



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