



Stanley Road, Newmarket, CB8 8AF

CHEFFINS

Stanley Road

Newmarket,
CB8 8AF

- Victorian Terraced Property
- 2 Bedrooms
- Gas Central Heating
- Ground Floor Bathroom
- Enclosed Rear Garden
- Popular Town Location
- NO CHAIN

A 2 bedroom Victorian terraced house situated in a popular road on the South Eastern side of town. The property is offered with NO CHAIN and benefits from a living room, fitted kitchen, a ground floor bathroom and an enclosed rear garden.

2 1 1

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 entrance door and window to the front aspect, gas fire, radiator, laminate flooring, picture rails and high ceilings.

KITCHEN

with a range of matching base and wall units with work surfaces over, stainless steel sink, radiator, stairs to first floor, under stairs storage area (currently used to house the fridge/freezer), laminate flooring.

REAR LOBBY

with a large cupboard/pantry with space and plumbing for washing machine, glazed door and window to side.

BATHROOM

with a side panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring, window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1

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

BEDROOM 2

with radiator, airing cupboard housing hot water tank, double glazed window to the rear aspect.

OUTSIDE

Enclosed rear garden laid mostly to lawn with tool shed, pathway leading to rear gated access and an outside tap.

Sales Agents Notes

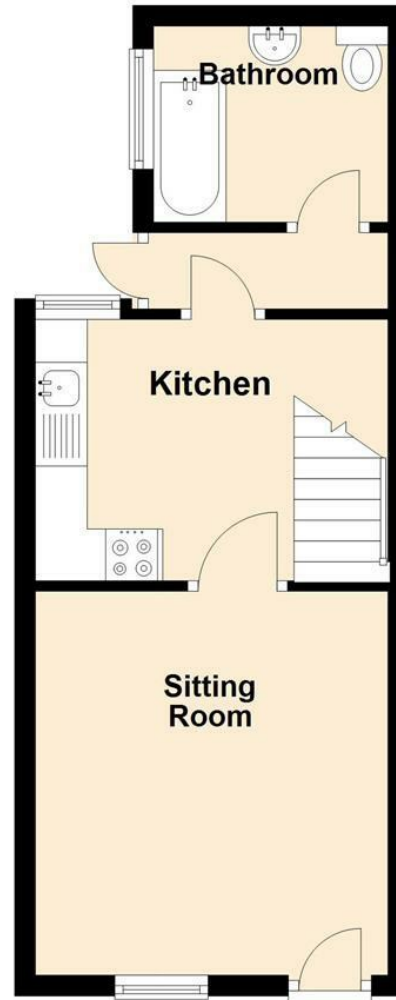
For more information on this property, please refer to the Material Information Brochure on our website.





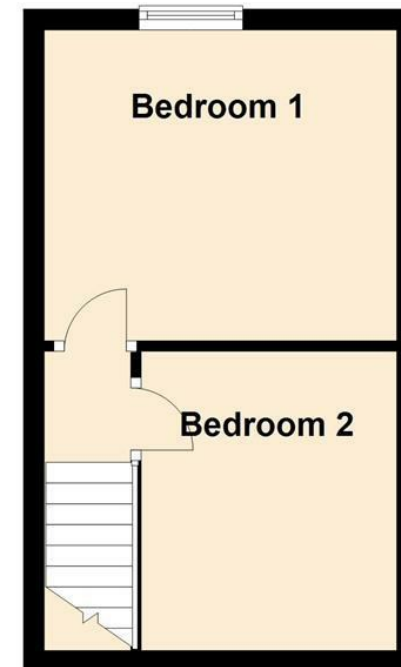
Ground Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



First Floor

Approx. 21.3 sq. metres (229.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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 Council

Total area: approx. 46.6 sq. metres (501.3 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>.

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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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