



St Albans, Newmarket, CB8 7AJ

**CHEFFINS**

## St Albans

Fordham Road, Newmarket,  
CB8 7AJ

4 2 3

**Offers In Excess Of £500,000**

- Detached Family Home
- NO ONWARD CHAIN
- Double Garage
- Spacious Accommodation
- Sought After Location
- Potential For Extension STP
- Great Road Links for Cambridge/A14

A modern 4 bedroom detached house with 2 reception rooms and 4 bedrooms with 1 ensuite, standing in a sought after non-estate location North of the town centre. The property has huge potential for improvement throughout and benefits from a double aspect sitting room, and a double garage. NO ONWARD CHAIN.





## 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 a double glazed entrance door, stairs leading to the first floor, under stairs recess, radiator, double glazed window to the front aspect.

**LIVING ROOM**

with a radiator, gas fire, French doors opening into the conservatory with full glazed windows, a double glazed window to the front aspect.

**CONSERVATORY**

uPVC construction with patio doors opening onto the garden, tiled flooring, ceiling fan.

**DINING ROOM**

with a full length radiator, serving hatch, double glazed patio doors opening onto the garden.

**CLOAKROOM**

with a low level WC, radiator, pedestal wash hand basin, obscure double glazed window to the front aspect.

**KITCHEN**

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, eye level double oven, 4 ring gas hob with extractor hood over, space and plumbing for dishwasher, tiled splashbacks, serving hatch, vinyl flooring, radiator, double glazed window to the rear aspect.

**UTILITY ROOM**

with a wall mounted gas boiler, range of matching wall and base units, stainless steel sink, extractor fan, double glazed window to the front aspect.

**FIRST FLOOR****LANDING**

with loft access, built-in airing cupboard housing the water cylinder, double glazed window to the front aspect.

**FAMILY BATHROOM**

with a side panel bath, vanity wash hand basin, low level WC, tiled walls, extractor fan, radiator, double glazed window to the front aspect.

**BEDROOM 1**

with an LG dual inverter AC unit, double glazed window to the rear aspect.

**EN SUITE SHOWER ROOM**

with a large shower cubicle, low level WC, vanity wash hand basin, radiator, tiled walls, extractor fan, double glazed window to the side aspect.

**BEDROOM 2**

with fitted wardrobes, radiator, double glazed window to the rear aspect.

**BEDROOM 3**

with fitted bedroom furniture, radiator, double glazed window to the rear aspect.

**BEDROOM 4**

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

**OUTSIDE**

At the front of the property is an attractive garden area laid to shingle with flower bed borders. A shingled driveway provides off-road parking and leads to the double garage.

To the side of the property is a pathway providing pedestrian access to the garage and rear garden.

The South East facing garden is mainly laid to lawn with a paved patio seating area, mature shrub borders and an array of flowers and small trees, power socket and water tap. A summerhouse features a hot tub.

**DOUBLE GARAGE**

with two electric doors to front, power and light, eaves storage, pedestrian doors to the side and rear aspects.

**SALES AGENTS NOTES**

Please note the sale of this property is subject to Grant of Probate.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(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		



Offers In Excess Of £500,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - West Suffolk

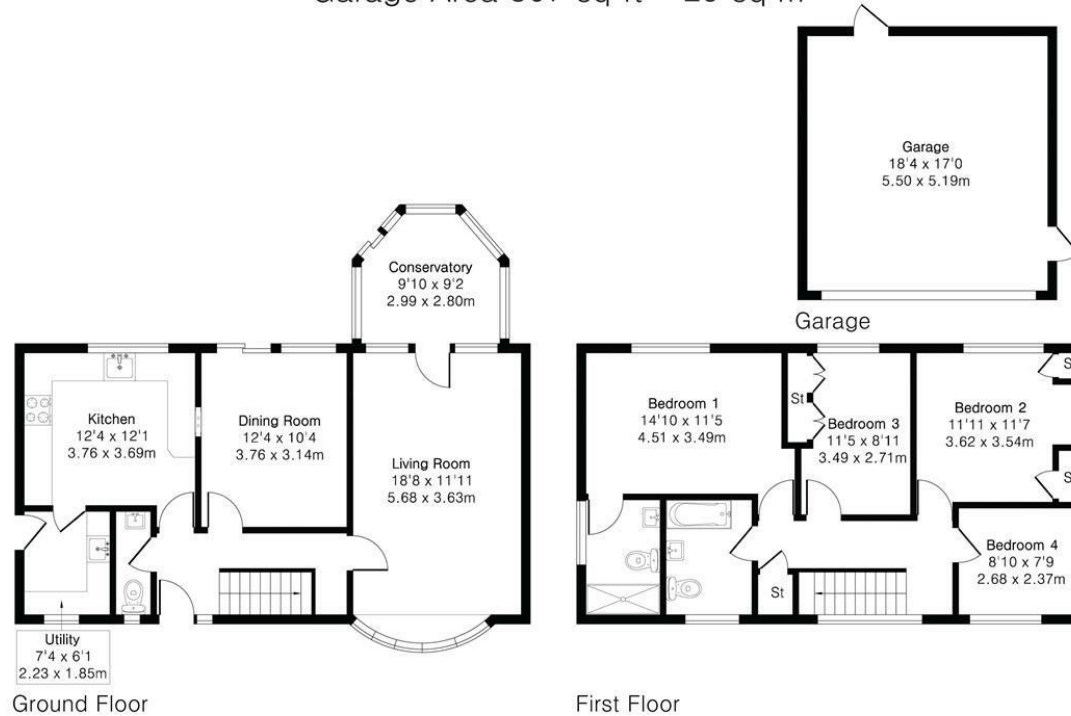


**Approximate Gross Internal Area 1404 sq ft - 131 sq m  
(Excluding Garage)**

Ground Floor Area 752 sq ft – 70 sq m

First Floor Area 652 sq ft – 61 sq m

Garage Area 307 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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](http://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.

