



Stanley Road, Newmarket, CB8 8AF

**CHEFFINS**

## Stanley Road

Newmarket,  
CB8 8AF

- End Terrace Property
- 2 Bedrooms
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Side Entrance Porch
- Private Corner Plot Garden
- NO CHAIN

A well presented 2 bedroom Victorian end terrace property located on the favoured side of town with easy access to the High Street and train station. The property is offered with NO CHAIN and benefits from a modern fitted kitchen, living/dining room, a side entrance porch, ground floor shower room and a private corner plot garden. Viewing Recommended.



**Guide Price £208,000**





## 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 PORCH**

with double glazed windows and entrance door, tiled flooring, space for tumble dryer, double doors leading into the;

**LIVING/DINING ROOM**

with a double glazed window to the front aspect, laminate flooring, built-in storage and shelving, open fireplace (currently housing a disconnected gas fire), radiator.

**KITCHEN**

with a range of base and wall units with work surfaces over, sink with mixer tap, 4 ring electric hob with extractor hood over, electric oven, tiled splashbacks, under stairs storage cupboard, stairs leading up to the first floor landing, double glazed window to the rear aspect.

**REAR PORCH**

with storage cupboard, door opening onto the rear garden.

**SHOWER ROOM**

with a low level WC, large walk-in shower cubicle, tiled splashbacks, wall mounted wash hand basin, chrome heated towel rail, laminate flooring, double glazed window to the side aspect.

**FIRST FLOOR****LANDING****BEDROOM 1**

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

**BEDROOM 2**

with a window to the rear aspect enjoying views over the stud, cupboard housing gas fired boiler, radiator.

**OUTSIDE**

The garden is a small private corner plot laid to lawn with gated access and pathway.

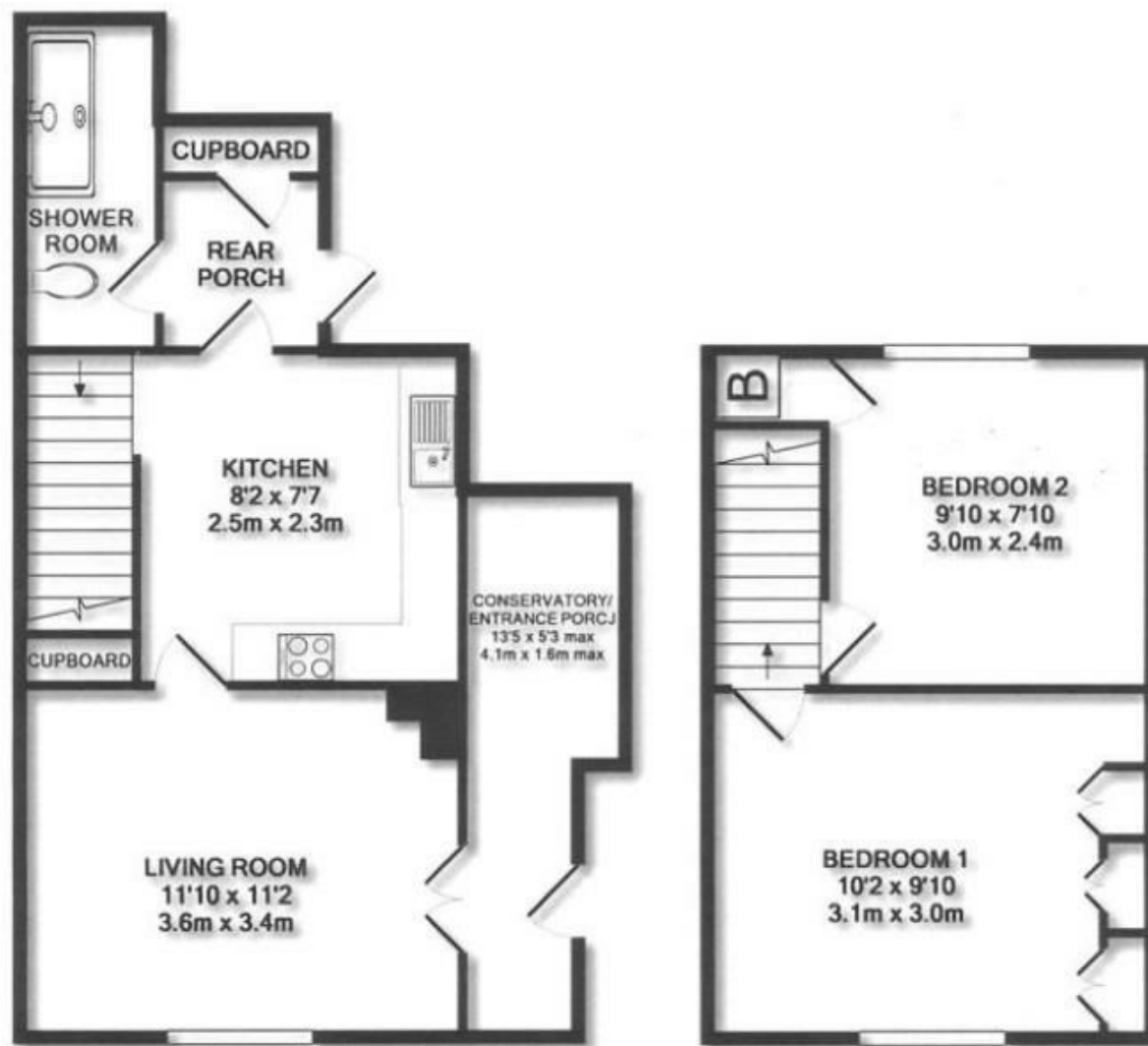
**Sales Agents Notes**

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>                          |                            | <b>80</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | <b>54</b>                  |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Guide Price £208,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - West Suffolk

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.



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