



Crockfords Road, Newmarket, CB8 9BG

CHEFFINS

Crockfords Road

Newmarket,
CB8 9BG

- Modern End Terraced Property
- 3 Bedrooms - 1 Ensuite
- Open Plan Living
- Well Equipped Fitted Kitchen
- Gas Central Heating & PV Solar Panels
- Off-Road Parking & EV Charging

A modern 3 bedroom family home located in a desirable and convenient area of Newmarket with easy reach of the High Street and Train Station. The property benefits from over 1,100 sq ft of accommodation comprising an open plan kitchen/breakfast and living/dining area, a cloakroom, 3 bedrooms with 1 ensuite and a family bathroom. Outside features an enclosed rear garden, off-road parking for 2 cars and an EV charging point.

3 2 1



Guide Price £425,000



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, radiator, stairs to the first floor, engineered oak wood flooring, built-in cupboard.

CLOAKROOM

with a low level WC, hand wash basin, radiator.

KITCHEN/BREAKFAST ROOM

Open plan room with a range of wall and base units with rolled edge worktops, sink unit, a range of built-in appliances including a Lamona oven, microwave, wine cooler, fridge/freezer, dishwasher and washing machine, radiator, engineered oak wood flooring, recessed ceiling spotlights, window to the front aspect.

LIVING/DINING ROOM

Open plan with a radiator, engineered oak wood flooring, recessed ceiling spotlights, window to the rear aspect and bi-folding doors opening onto the garden.

FIRST FLOOR**LANDING**

with an airing cupboard, radiator.

BEDROOM 1

with a radiator, window to the front aspect.

ENSUITE SHOWER ROOM

with a shower cubicle, vanity hand wash basin, low level WC, heated towel rail, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a built-in cupboard, radiator, window to the rear aspect.

FAMILY BATHROOM

with a panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

OUTSIDE

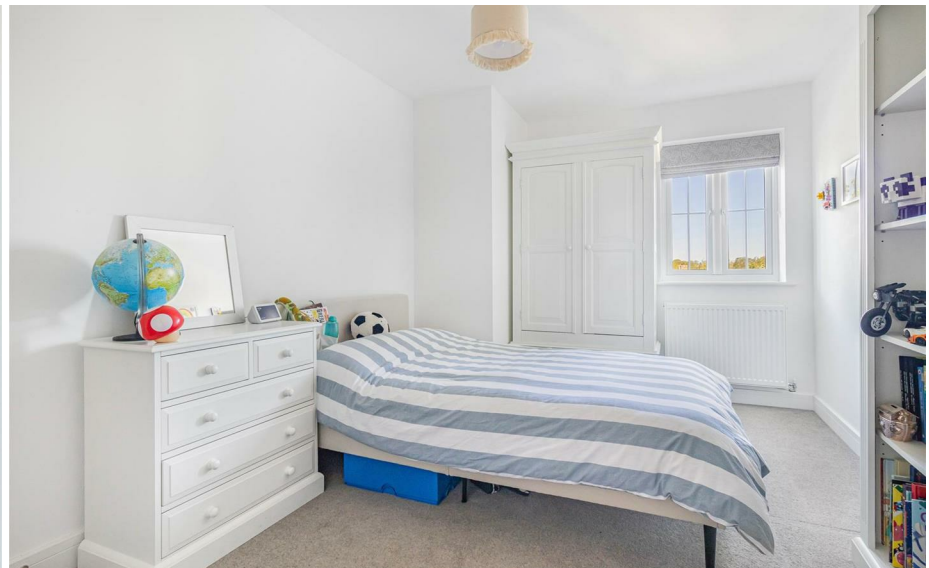
The private and enclosed rear garden is mainly laid to lawn with a paved patio area, timber shed, side gated access.


To the front of the property is a block paved parking area for 2 cars and an EV charging point.

SALES AGENTS NOTES

The property has PV solar panels, these were installed when the property was built and are owned outright.

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) A		
(81-91) B	88	89
(69-80) C		
(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	



Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambridgeshire







About 103.1 m² ... 1109 ft²

All dimensions / floor plans are approximate and should not be relied upon.

[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.

