



Queen Street, Newmarket, CB8 8EX

CHEFFINS

Queen Street

Newmarket,
CB8 8EX

- Victorian Semi-Detached Property
- 2 Bedrooms
- 2 Reception Rooms
- First Floor Bathroom
- Enclosed Rear Garden
- NO CHAIN

A charming Victorian 2 bedroom semi-detached home, ideally situated within walking distance of the train station and High Street. Offered with NO CHAIN, the property features 2 reception rooms, a fitted kitchen, 2 bedrooms, a first floor bathroom and a private enclosed rear garden.

2 1 2



Offers In Excess Of



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 uPVC entrance door to the side aspect, stairs leading to the first floor.

LIVING ROOM

with high ceilings, picture rails, radiator, York stone fireplace with electric fire, window to the front aspect.

DINING ROOM

with high ceilings, picture rails, radiator, marble fireplace with mahogany surround, gas fire (currently capped off), large under stairs cupboard, radiator, exposed brickwork archway into the kitchen, window to the rear aspect.

KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink with mixer taps, space and plumbing for appliances, wall mounted gas boiler, exposed ceiling timbers, laminate flooring, door to the side and window to the rear aspect.

FIRST FLOOR**LANDING**

with a window to the side aspect.

BEDROOM 1

with a radiator, fitted wardrobe, window to the front aspect.

BEDROOM 2

with a radiator, fitted wardrobe, loft access, window to the rear aspect.

BATHROOM

with a 3 piece suite comprising a corner bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, airing cupboard, window to the rear aspect.

OUTSIDE

To the rear of the property is a patio seating area with a brick built BBQ and timber shed. The remainder of the garden is laid to lawn with flower and mature shrub borders, the garden is enclosed by timber fencing with a side gated access leading to a shared pedestrian archway.

To the front is a walled garden area which could be converted to off-road parking (subject to the relevant planning permissions).


SALES AGENTS NOTES

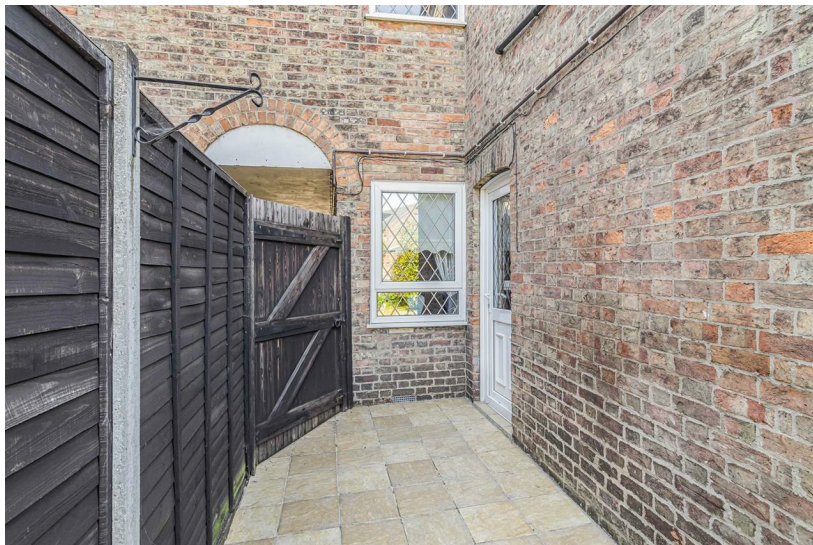
The passageway is jointly owned and is shared with the neighbouring property.

Please note the sale is subject to probate being granted.

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		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



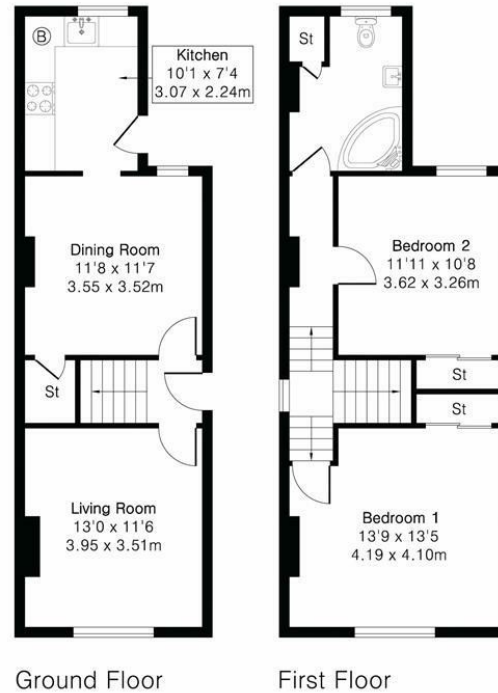
Offers In Excess Of £260,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



Approximate Gross Internal Area 896 sq ft - 84 sq m

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 480 sq ft – 45 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.

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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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