Exeter Road, Newmarket, CB8 8LR

CHEFFINS

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Exeter Road

Newmarket,
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Guide Price £279,995

- Charming Victorian cottage
- Extended and refubished
- Open plan kitchen/dining room with bi-fold doors to the garden
- Ground floor cloakroom
- First floor bathroom
- Low maintenance, walled rear garden
- Ideally located for the town centre

A deceptively spacious, charming Victorian cottage situated within a short walk to the town centre and a wide range of amenities. The property has been significantly extended in recent years, offering a generous open plan kitchen/dining room with bi-fold doors opening to the rear garden.

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.

GROUND FLOOR

SITTING ROOM
A charming reception room enjoying an abundance of light, with staircase leading to the first floor, double glazed windows with fitted shutters, wood flooring and a feature fireplace. Opening to:

KITCHEN/DINING ROOM
Fitted with a range of wall and base units with worktop space, inset sink, integrated appliance include fridge freezer, slimline dishwasher, washer dryer, eye-level electric oven with warming drawer beneath and five ring gas hob with extractor hood over and wood flooring. The dining area has ample space for dining table and chairs, with a storage cupboard and bi-folding doors opening to the courtyard.

CLOAKROOM
Comprising WC and wash basin.

FIRST FLOOR

LANDING
Doors to adjoining rooms.

BEDROOM 1
A generous double bedroom with double glazed window to the front aspect, built-in wardrobe and additional storage cupboard.

BEDROOM 2
A further double bedroom with outlook to the rear.

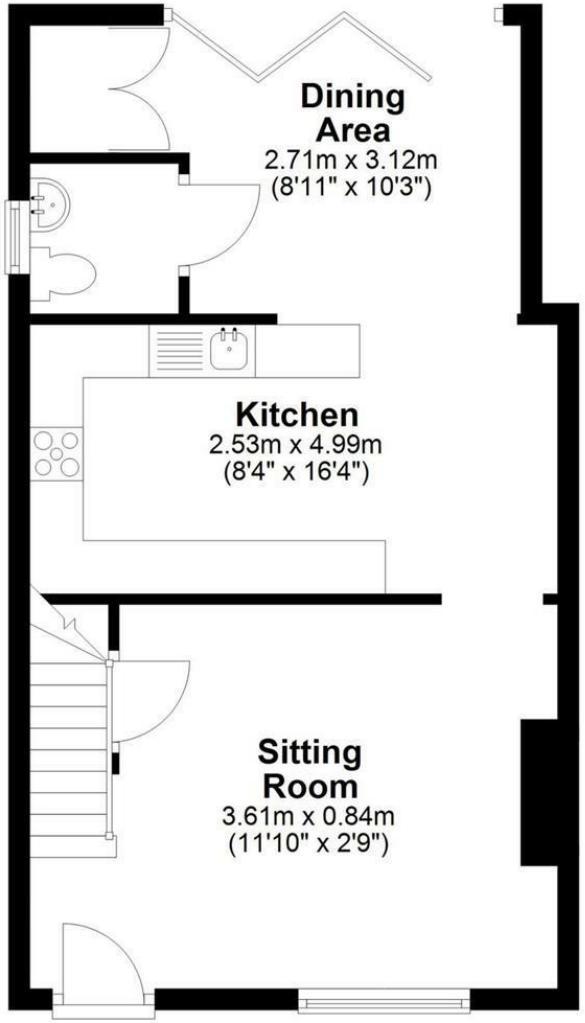
BATHROOM
Comprising panelled bath with shower over, vanity wash basin, WC and airing cupboard housing the boiler.

OUTSIDE
The property enjoys a low-maintenance courtyard garden to the front, with a passageway right of way over No. 64 leading through to the rear. A gate provides access to the low-maintenance rear garden which is planted with a range of mature shrubs.

VIEWINGS
By appointment through the Agents.

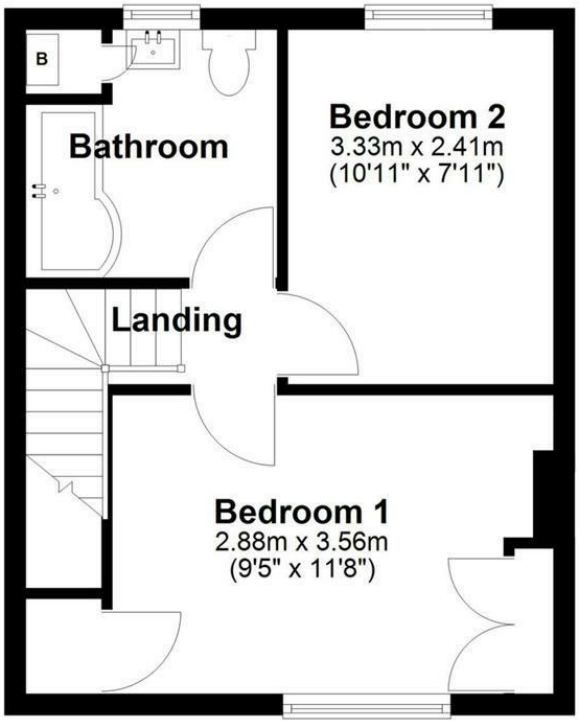
Ground Floor

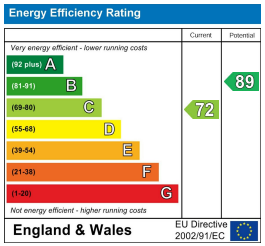
Approx. 46.7 sq. metres (502.8 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)





Guide Price £279,995

Tenure - Freehold

Council Tax Band - C

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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.