



Stanley Road, Newmarket, CB8 8AF

CHEFFINS

Stanley Road

Newmarket,
CB8 8AF

- Victorian Terraced Property
- 3 Bedrooms
- Modern Kitchen & Bathroom
- Attractive South Facing Garden
- Popular Side of Town
- Well Presented

A well presented Victorian terraced property situated on the favoured South side of town and within easy reach of the High Street and train station. Features include an open plan living/dining room, a modern kitchen, ground floor bathroom and an enclosed South facing rear garden. Viewing Recommended.



Guide Price £230,000





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.

LIVING/DINING ROOM

with a solid wood entrance door, double glazed windows to front and rear aspects, 2 radiator, understairs storage cupboard/cloaks cupboard, stairs leading to the first floor.

KITCHEN

comprising a range of modern fitted walls and base units with work surfaces over, stainless steel dual butler style sink with extendable mixer tap, space for hob with fitted extractor hood over, space for American style fridge/freezer and space for washer/dryer, integrated dishwasher, wood laminate flooring, double glazed window to the side aspect and door leading to the rear garden.

BATHROOM

with a modern white suite comprising a 'P' shaped panelled bath with shower attachment and glass screen, concealed cistern low level WC, hand wash basin, double glazed privacy windows to rear and side aspect, wall mounted heated towel rail, tiled walls and flooring.

FIRST FLOOR

LANDING

BEDROOM 1

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

BEDROOM 2

with a radiator, cupboard housing the boiler with fitted shelving, double glazed window to rear aspect.

BEDROOM 3/DRESSING ROOM

accessed via bedroom 2 with a radiator, double glazed window to the side aspect.

OUTSIDE

To the rear of the property is an attractive South facing garden mainly laid to lawn with an array of flower and shrub borders with trellising, a timber summerhouse, paved patio area and gated rear access.


Sales Agents Notes

To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

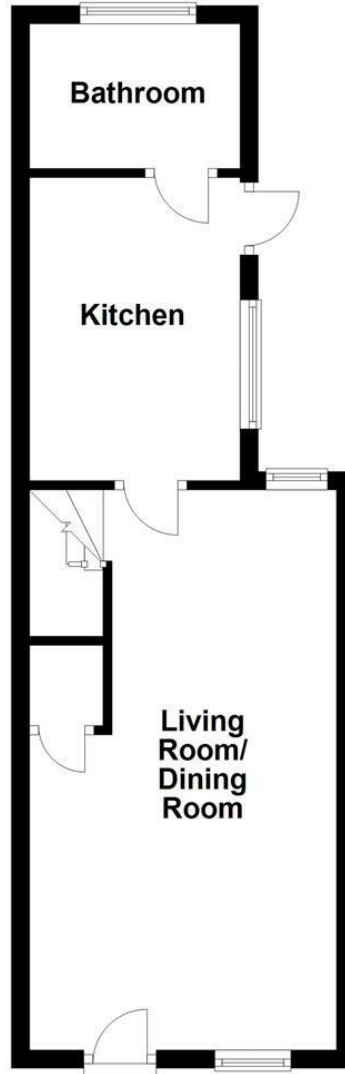
For more information on this property, please refer to the Material Information Brochure on our website.



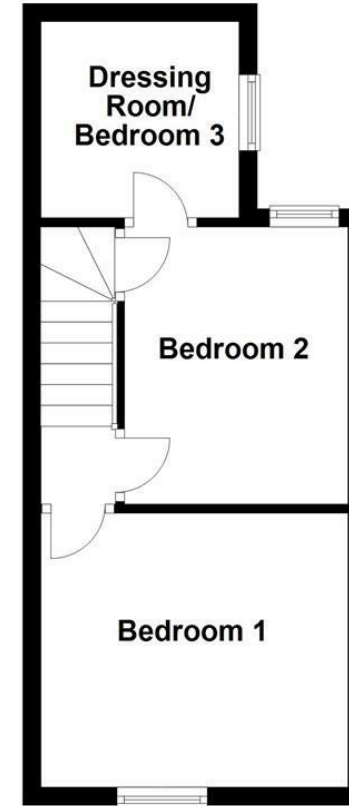


| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Ground Floor



First Floor



Guide Price £230,000
 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



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.