



Croft Road, Newmarket, CB8 0AQ

CHEFFINS

Croft Road

Newmarket,
CB8 0AQ

- 3 Bedroom Townhouse
- Kitchen/Dining Room
- First Floor Living Room with Balcony
- Integral Garage
- Off-Road Parking
- Town Location
- Courtyard Style Garden
- NO CHAIN

A 3 bedroom townhouse ideally situated in a convenient location with easy access to local amenities. Offered with NO CHAIN, the property provides spacious accommodation over three floors including a ground floor kitchen/dining room, a first floor living room with a balcony and 3 bedrooms with 1 ensuite and a family bathroom. Externally the property benefits from an integral garage, off-road parking and a courtyard style garden.

3 2 1

Guide Price £275,000





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 entrance door and inner door through to;

ENTRANCE HALL

with a radiator, stairs leading to the first floor.

KITCHEN/DINING ROOM

with a range of wall and base mounted units with rolled edge worktop surfaces over, stainless steel sink, space for electric oven with extractor hood over, space and plumbing for dishwasher, gas fired boiler, radiator, under stairs storage cupboard, window to the rear aspect and a door opening onto the courtyard style garden.

FIRST FLOOR**LANDING**

with a storage cupboard, stairs leading up to the second floor.

LIVING ROOM

with a radiator, storage cupboard, double doors opening onto the front balcony and a window to the front aspect.

BEDROOM 3/STUDY

with a radiator, window to the rear aspect.

BATHROOM

with a panelled bath, shower cubicle, low level WC, vanity hand wash basin, radiator, window to the rear aspect.

SECOND FLOOR**LANDING****BEDROOM 1**

with a radiator, 2 windows to the front aspect.

ENSUITE SHOWER ROOM

with a shower cubicle, hand wash basin, low level WC.

BEDROOM 2

with a radiator, 2 windows to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway offering off-road parking and access to the garage.

To the rear is an enclosed private courtyard style garden, laid to paving with pergola over. Gated access to both sides provides a right of way over and for the neighbouring properties.

INTEGRAL GARAGE

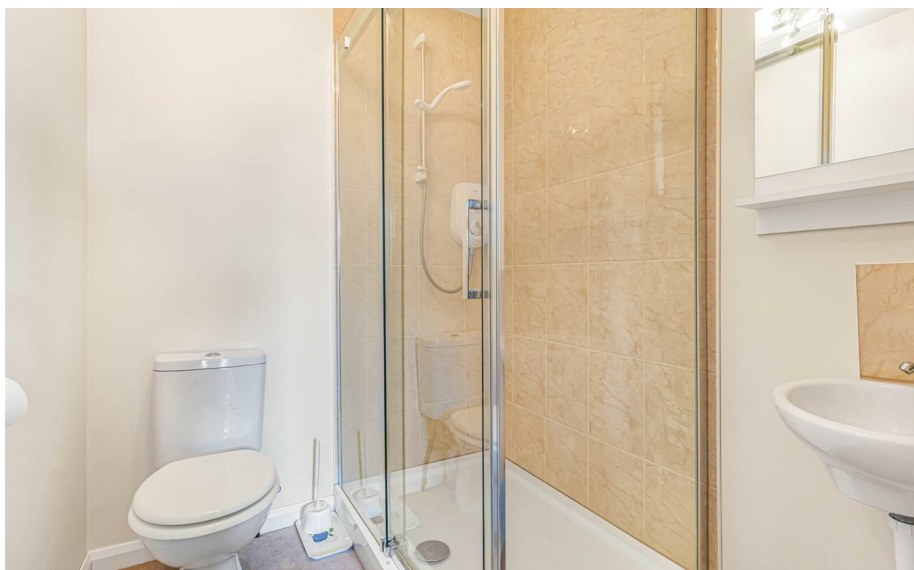
with an up and over door to the front, power and light.

SALES AGENTS NOTES

Please note the neighbours have a right of way across no 40's courtyard garden to access their gardens.

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	76	82
(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 £275,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - West Suffolk



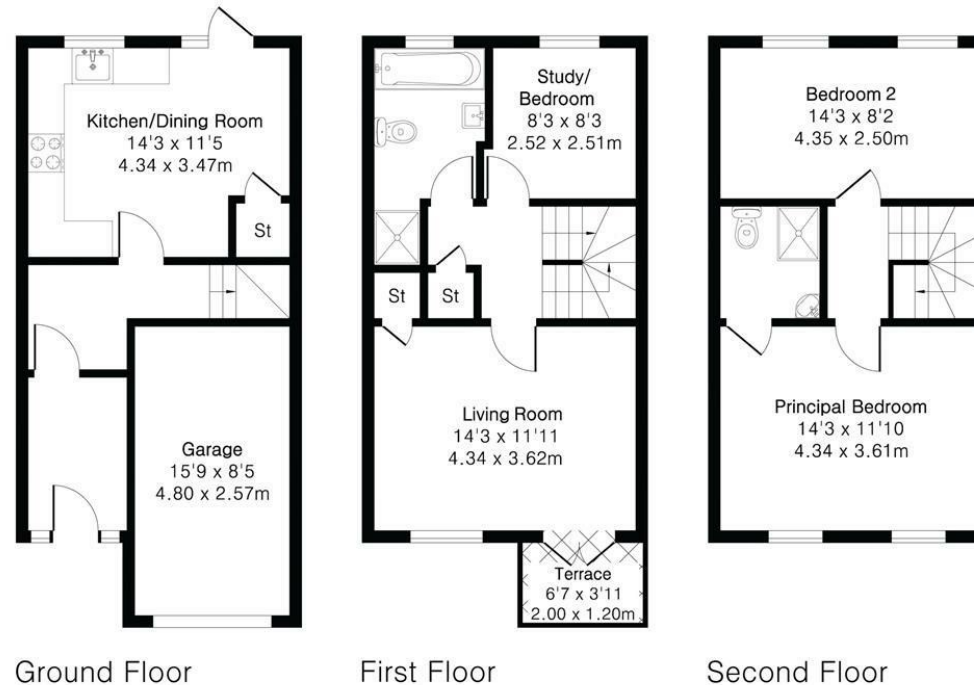
**Approximate Gross Internal Area 1020 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 272 sq ft – 25 sq m

First Floor Area 374 sq ft – 35 sq m

Second Floor Area 374 sq ft – 35 sq m

Garage Area 133 sq ft – 12 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.

CHEFFINS

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.



CHEFFINS