



**Cheveley Road,
Newmarket, Suffolk CB8 8AD
Guide Price £250,000**

Cheveley Road, Newmarket, Suffolk CB8 8AD

A smartly presented and greatly improved Victorian cottage set on the outskirts of the town centre and located in walking distance of High Street and Railway Station.

Cleverly planned and offering generous size rooms throughout, this property boasts two reception rooms, kitchen/breakfast room, two double bedrooms and a first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a delightful fully enclosed rear garden.

About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Accommodation Details:

With useful front porch area and door through to the:

Living Room
11'3" into bay x 11'1"

With laminate flooring and window to the front aspect, exposed staircase rising to the first floor and opening to:

Dining Room
11'1" x 9'6"

With laminate flooring, fireplace recess with tiled hearth and wooden mantle, understairs storage cupboard, window to the rear aspect and access to:

Kitchen/Breakfast Room

Re-fitted with a range of eye level and base storage units with contrasting worktops over, inset stainless steel sink unit with drainer and mixer tap over, built in oven with hob and extractor fan over, spotlights to ceiling, radiator, window to the side aspect and double doors opening to the garden.

First Floor Landing

With access and doors to all rooms.

Bedroom 1
11'1" x 10'0"

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bedroom 2
11'6" x 7'8"

With window to the rear aspect.

Bathroom
9'6" x 6'3"

Suite comprising panel sided bath, corner shower cubicle, wash hand

basin encased in vanity unit with storage under and concealed cistern WC, tiled floor, ladder style radiator and window to the rear aspect.

Outside - Front

Small frontage with pathway to the front door.

Outside - Rear

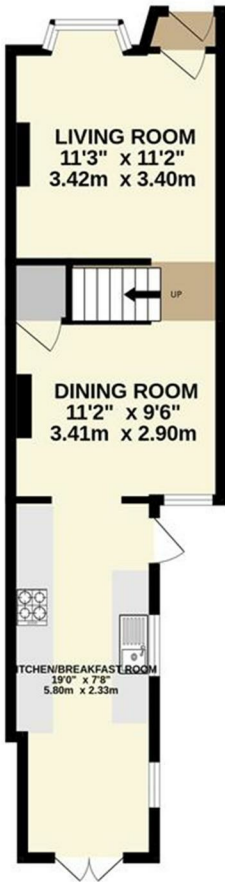
Fully enclosed rear garden, lawn area and with timber shed.

Property Information:

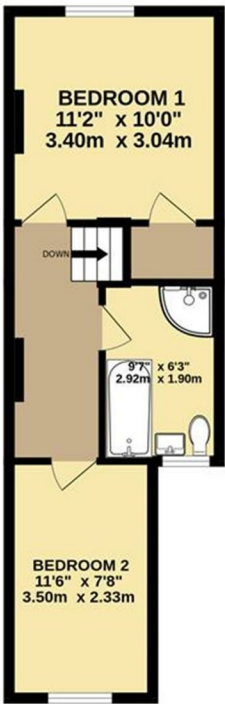
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 68 SQM
Parking – N/A
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited/none on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



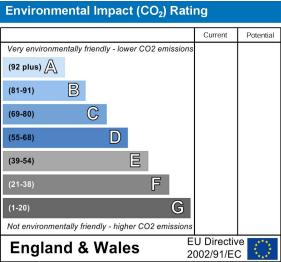
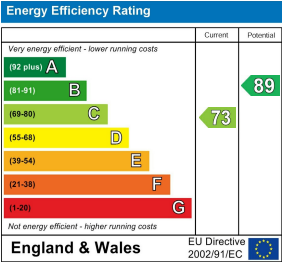
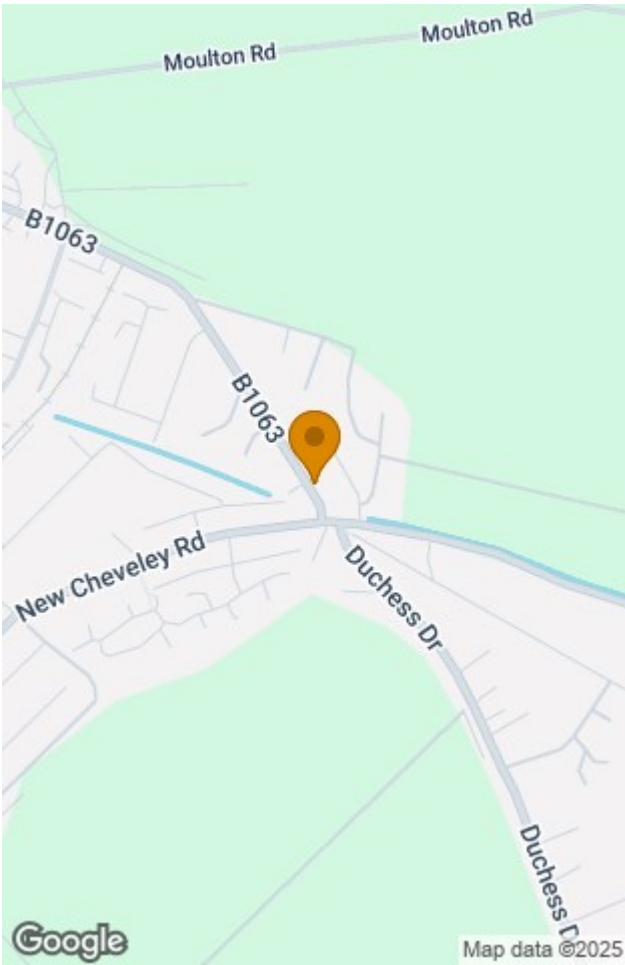
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



