



New Cheveley Road, Newmarket CB8 8BZ

Guide Price £240,000

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A terraced home on this popular development in Newmarket that benefits from no upward chain.

Accommodation comprises of a living room/dining room, fitted kitchen, two good sized bedrooms and a bathroom.

Externally, there is a rear garden, carport and a garage
Ideal first time or investment purchase. Viewing highly recommended.

• Terraced House

• Two Double Bedrooms

• Driveway & Garage

Entrance Hall

With doors leading to the kitchen, lounge/dining room and storage cupboard. Radiator. Stairs leading to the first floor.

Kitchen

Contemporary kitchen with a range of matching eye and base level cupboards with composite worktop over. Ceramic sink and drainer with mixer tap over. Integrated AEG oven with inset gas hob and stainless steel extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Attractively tiled. Window to the rear aspect. Half glazed doors leading to both the entrance hall and rear garden.

Lounge/Dining Room

Spacious lounge/dining room with sliding doors to the rear garden. Window to the front aspect. LVT wood flooring. Radiator. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Stairs descending to ground floor.

Bedroom 1 9'7" x 12'7" (2.93m x 3.85m)

Generous double bedroom with built-in mirror fronted wardrobes. Two further built-in storage cupboards. Dual windows to the front aspect. Radiator. Door to landing.

Bedroom 2 11'4" x 11'0" (3.46m x 3.37m)

Double bedroom with built-in storage cupboard. Window to the rear aspect. Radiator. Door to landing.

• Contemporary Kitchen

• Contemporary Bathroom

• Viewing Highly Recommended • NO CHAIN

Bathroom 7'3" x 6'1" (2.21m x 1.86m)

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Obscured window. Radiator. Door to landing.

Garage 19'3" x 8'8" (5.89m x 2.65m)

With up and over door. Window to the side aspect. Door leading to hardstanding car port and rear garden.

Outside - Front

Lawned area with some shrub planting. Pathway leading to front door with storm porch over.

Outside - Rear

Patio area to the rear of the house with sliding doors leading to the lounge/dining room and door to kitchen. Steps up to a lawned area with a side pathway leading to carport and garage, with wooden access gates. Some established shrub and tree planting.

PROPERTY INFORMATION

EPC -
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters -
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas

• Spacious Lounge/Dining Room

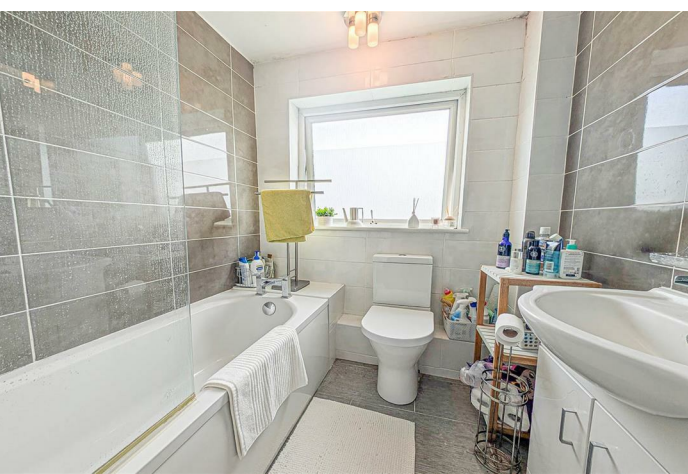
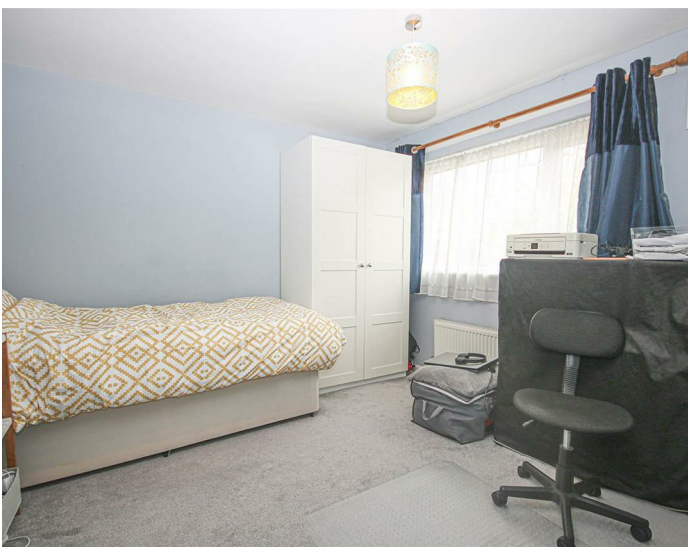
• Family Rear Garden

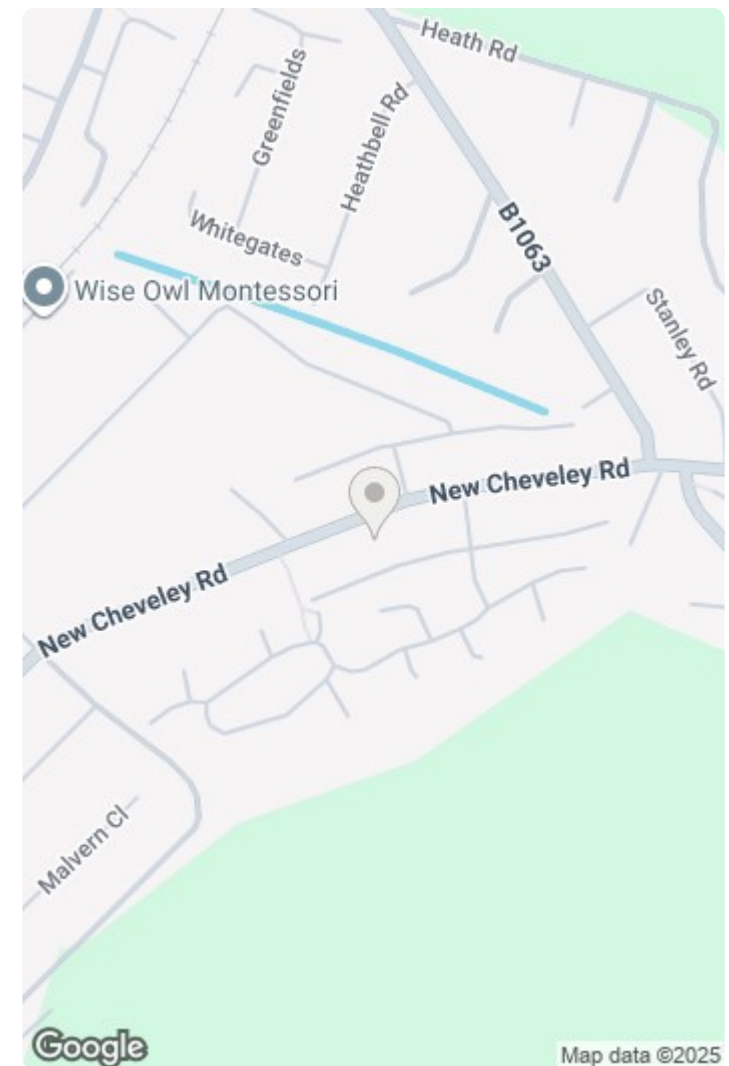
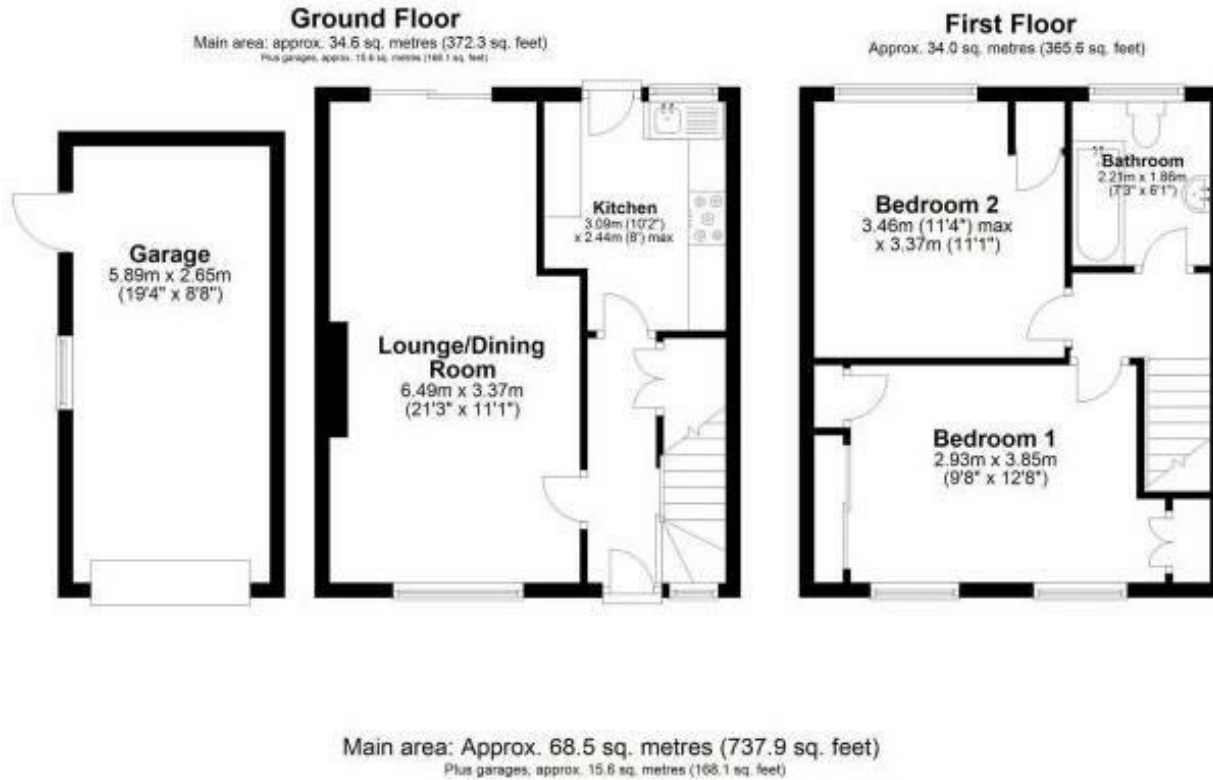
• NO CHAIN

Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

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 15 miles from Bury St Edmunds, and roughly 40 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.





Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly - lower CO ₂ emissions		
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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