

New Cheveley Road,
Newmarket, CB8 8BU
£230,000

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New Cheveley Road, Newmarket, CB8 8BU

A delightful terraced home along this popular location that provides great access to the High Street and the Railway Station.

The accommodation is well presented and includes a generous living room/diner, modern kitchen, ground floor bathroom and three bedrooms.

Outside, the rear garden is fully enclosed and is laid to lawn with flower and shrub borders and a decked patio area. To the front is a small walled garden with a gated access.

Viewing is highly recommended. NO UPWARD CHAIN







Entrance Way
Front door leading into porch area. Internal door leading to:

Living/Dining Room
21'0" x 13'11"
Built-in storage cupboard, retained archway, hard surface flooring, and two semi-flush ceiling light fixtures. Windows to front and rear aspects.

Kitchen
10'3" x 7'3"
Fitted with a range of matching eye and base level units, with worktop over. Integrated stainless steel sink with matching mixer tap. Space for white goods. Window to side aspect, external door to side aspect.

Bathroom
7'1" x 4'7"
Tiled walls with bathroom suite comprised of matching bath, WC, handwash basin, and a ladder style heated towel rail. Window to side aspect.

Bedroom 1
9'9" x 9'4"
Carpeted room, radiator and window to front aspect.

Bedroom 2
11'6" x 6'9"
Carpeted room, radiator and window to rear aspect.

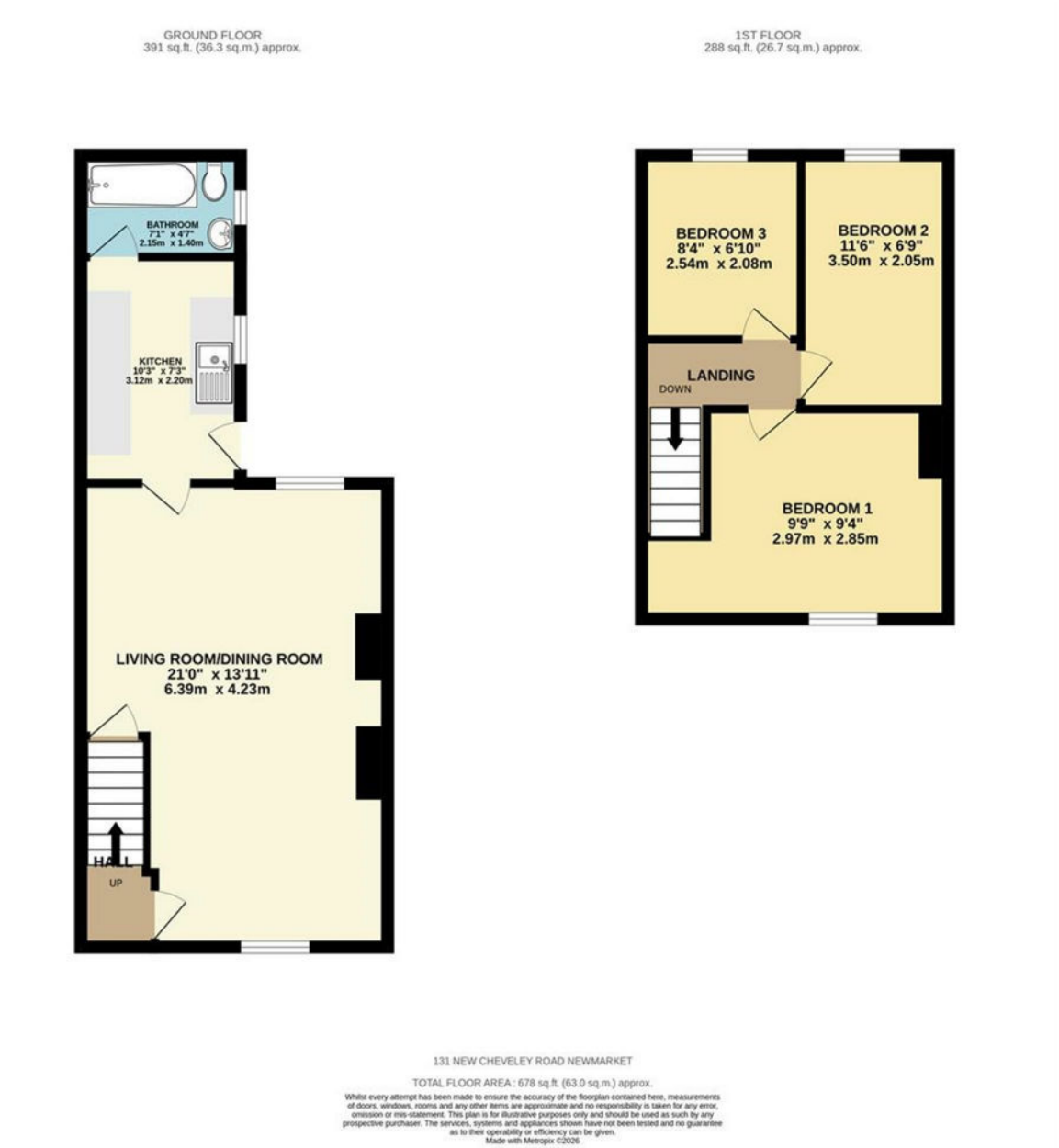
Bedroom 3
8'4" x 6'10"
Carpeted room, radiator and window to rear aspect.

Outside Front
Shared front gate with adjoining property, concrete path with gravel.

Outside Rear
A spacious, lawned garden with paved pathways, mature trees and timber fencing. A raised decking area provides the perfect spot for outdoor seating and entertaining.

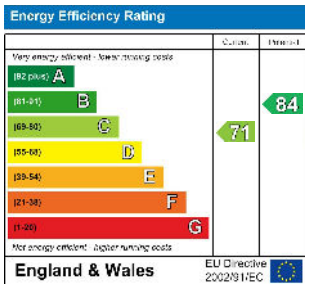
Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 63 SQM
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – Shared pathway to front door and no HGV parking.

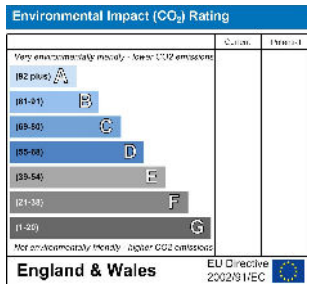
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 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.



- **Well Regarded Town Location**
- **Close To Local Amenities**
- **Within Easy Reach Of The Train Station**
- **Spacious Living/Dining Room**
- **Generous Enclosed Rear Garden**
- **NO CHAIN**







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 them therefrom. 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.











