

**Cheveley Road, Newmarket CB8 8AD** 

**Guide Price £215,000** 



### **Cheveley Road, Newmarket CB8 8AD**

A delightful terraced Victorian cottage close to the High Street and a short walk to the railway station in the popular town of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and

the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The property comprises of a living room, dining room, kitchen, groundfloor bathroom and two bedrooms.

Outside is an enclosed rear garden.

The property is available with no upward chain.

#### **Entrance Hall**

Double doors to living room. Door to dining room. Stairs leading to first floor.

### Kitchen 9'8" x 7'7" (2.97m x 2.33m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space for large range style cooker with 5 gas ring hob, extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Window to side aspect. Velux window. Openings to inner lobby and dining room.

# Dining Room 11'3" x 9'8" (3.43m x 2.97m)

Charming dining room with window to the rear aspect. Feature fireplace with ornate surround and mantel, tiled hearth. Built-in storage cupboard. Radiator. Opening to kitchen. Door to entrance hall.

# Sitting Room 11'2" x 8'0" (3.42m x 2.45m)

Charming, well presented sitting room with feature fireplace with wood surround and mantel, tiled hearth. Built-in storage cupboard to one alcove. Bay window to the front aspect. Double doors to entrance hall.

# Bathroom 6'10" x 4'11" (2.09m x 1.52m)

White suite comprising, low level W.C., pedestal hand basin with mixer tap over and panelled bath with wall mounted shower over. Tiled flooring. Radiator. Obscured window. Door to inner lobby.

### **Inner Lobby**

Opening to kitchen. Doors to bathroom and rear garden. Storage cupboard for hot water tank.

### Landing

Doors to both bedrooms. Stairs leading to ground floor.

# Bedroom 1 11'3" x 10'8" (3.43m x 3.27m)

Double bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door to landing.

# Bedroom 2 11'3" x 9'8" (3.43m x 2.97m)

Double bedroom with window to the rear aspect. Radiator. Door to landing.

### **Outisde**

Charming courtyard garden. mainly laid to gravel with paved areas. Attractive mature shrub planting. Door to inner lobby.

### PROPERTY INFORMATION

EPC - D

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 Meteors - 50 SOM

Square Meters - 59 SQM
Parking - On Road
Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Gas - Boiler replaced 2022

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

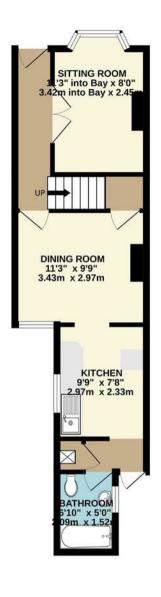
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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

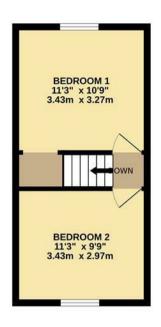


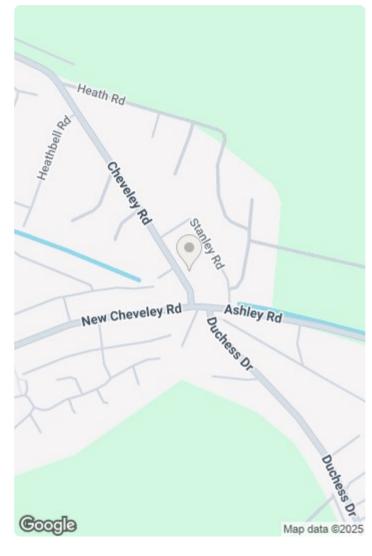


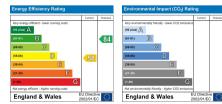


GROUND FLOOR 1ST FLOOR









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other ferms are approximate and no responsibility is taken for any error, or the sum of the control of the sum of the control of the contro

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.





