



**New Cheveley Road, Newmarket, CB8 8BZ**

**Guide Price £250,000**



## New Cheveley Road, Newmarket CB8 8BZ

An established family home standing within this popular residential area and set within walking distance of all local amenities including the railway station.

Boasting accommodation to include entrance hall, living room, study/bedroom, kitchen, conservatory, three bedrooms and family bathroom. Benefiting from double glazing and gas heating.

Externally the property offers a fully enclosed garden and useful outhouse/shed.

### Entrance Hall

Doors to kitchen and living room. Under stair storage. Stairs to first floor.

### Kitchen 10'0" x 7'11" (3.06m x 2.42m)

Fitted with a range of matching eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer, space and plumbing for a dishwasher, washing machine and fridge/freezer. Ladder style radiator, laid wooden style flooring. Doors to conservatory and entrance hall.

### Living Room 13'3" x 10'11" (4.04m x 3.33m)

Spacious living room with featured fireplace and wooden mantel, TV connection point, laid wooden style floor and window to the front aspect. Double doors to dining room. Door to entrance hall.

### Dining Room/Bedroom 8'11" x 7'2" (2.72m x 2.20m)

With laid wooden style flooring, radiator and window to the rear aspect. Double doors to living room.

### Conservatory 11'2" x 8'0" (3.42m x 2.44m)

With French doors out to the rear garden. Door leading to kitchen.

### Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

### Bedroom 1 10'10" x 10'0" (3.32m x 3.06m)

Double bedroom with radiator and window to the rear aspect.

### Bedroom 2 10'11" x 9'2" (3.35m x 2.80m)

With radiator and window to the front aspect.

### Bedroom 3 10'4" x 7'8" (3.17m x 2.34m)

Double bedroom with built-in cupboard, radiator and window to the front aspect.

### Bathroom 6'8" x 5'11" (2.04m x 1.82m)

Modern three piece suite comprising a low level WC, pedestal hand basin, panelled bath with shower attachment and obscured window to the rear aspect.

### Outside - Front

Half height railings to the boundary. Pathway leading to front door with storm porch over. Lawned area with variety of shrub planting.

### Outside - Rear

Enclosed garden laid with artificial lawn. Pathway leading to office.

### Office 16'10" x 10'10" (5.14m x 3.32m)

Brick built office with power and light.

### PROPERTY INFORMATION

Maintenance fee - n/a

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 Meters - 62 SQM

Parking - On Road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise

likely on all networks

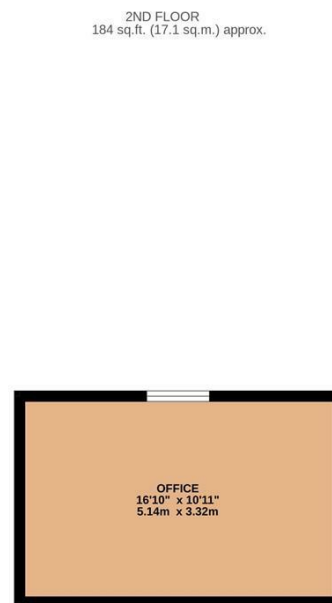
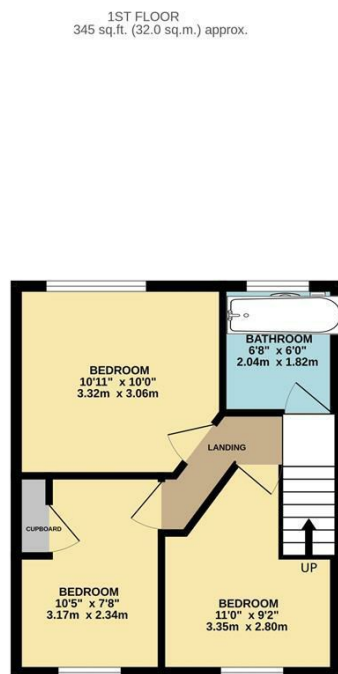
Rights of Way, Easements, Covenants -

None that the vendor is aware of

Location - What 3 Words -

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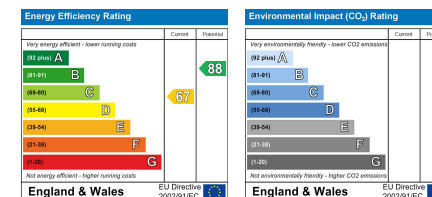
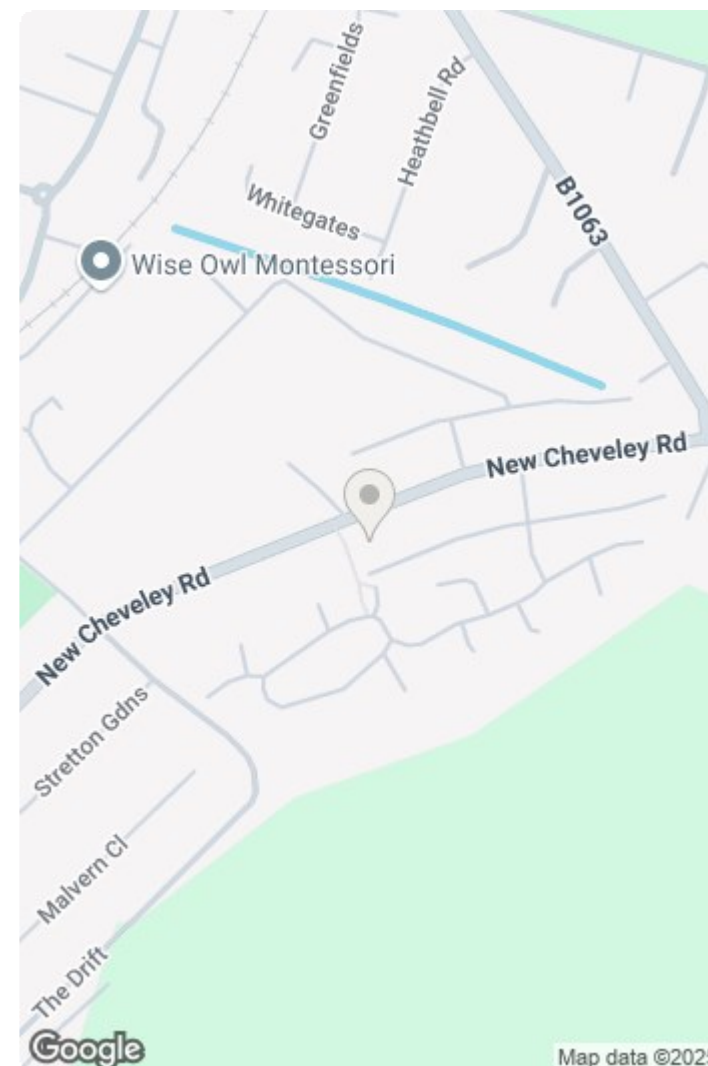




178 NEW CHEVELEY ROAD

TOTAL FLOOR AREA : 959 sq.ft. (89.0 sq.m.) approx.

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.  
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