



**116 New Cheveley Road
Newmarket, Suffolk CB8 8BY
Offers In Excess Of £210,000**

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An established mid-terrace family home set on the edge of the town centre and enjoying a long rear garden.

Offering accommodation to include a living room/dining room, kitchen, bathroom, lean to/utility area and three bedrooms. Benefitting from double glazing and gas fired heating.

For sale with the distinct advantage of no onward chain.

Early viewing is recommend.

EPC (D)

Accommodation Details

With part glazed front door leading through to:

Entrance Hall

With staircase rising to the first floor, radiator, access and door leading through to:

Living/Dining Room 13'11" x 21'0" (4.24m x 6.40m)

Dual aspect room with window to the front aspect and picture window to the lean to/utility, wood flooring, brick built fireplace with matching recess to the side with fitted shelving, ample room for dining table and chairs, built in cupboard, two radiators, access and door leading through to:

Kitchen 7'3" x 10'3" (2.21m x 3.12m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for fridge/freezer, space for

oven, radiator, picture window to the lean to/utility, access and doors leading through to bathroom and:

Lean To/Utility 6'8" x 14'10" (2.03m x 4.52m)

With eye level and base storage units with working top surface over, space and plumbing for washing machine, wood effect flooring, window to the rear aspect, part glazed door leading to the rear garden.

Bathroom 7'1" x 4'7" (2.16m x 1.40m)

With suite comprising panel bath, wash hand basin and low level WC, radiator, picture window to the lean to/utility.

First Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 9'4" x 9'9" (2.84m x 2.97m)

With window to the front aspect, wood flooring, radiator.

Bedroom 2 6'9" x 11'6" (2.06m x 3.51m)

With window to the rear aspect, built in cupboard, wood flooring, radiator.

Bedroom 3 6'10" x 8'4" (2.08m x 2.54m)

With window to the rear aspect, wood flooring, radiator.

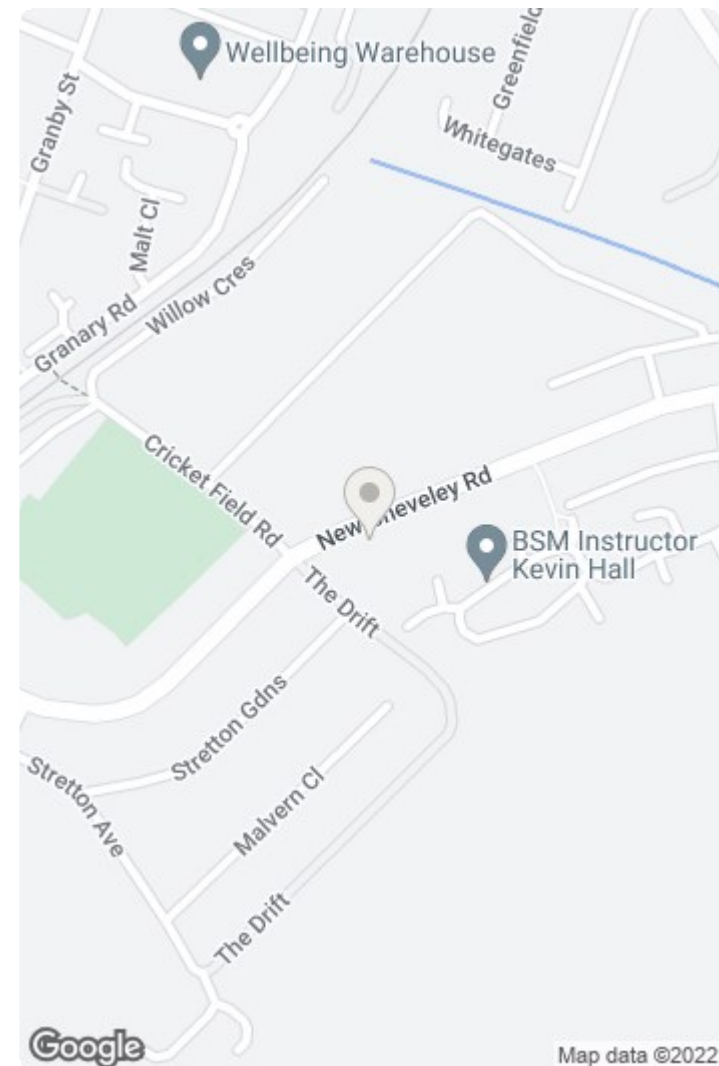
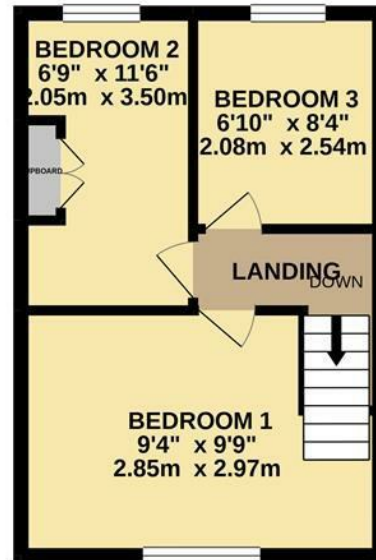
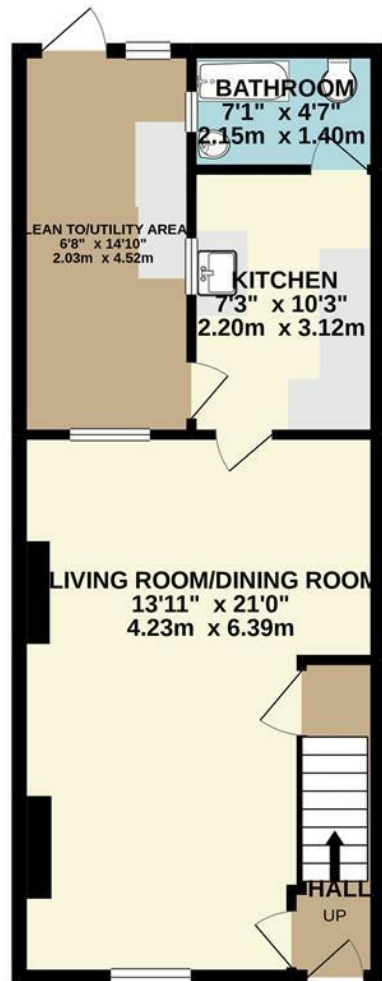
Outside - Front

Front garden laid to lawn and bordered by mature hedging, pathway leading to the front door.

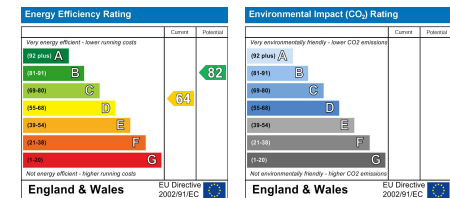
Outside - Rear

Fully enclosed, long rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, block paved patio/seating area, timber built shed, outside light.





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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