



96 New Cheveley Road
Newmarket, Suffolk CB8 8BS
Guide Price £340,000

96 New Cheveley Road, Newmarket, Suffolk CB8 8BS

A 1930's three bedroom semi-detached property, occupying an elevated position, conveniently located on the South side of the town and offered for sale with the distinct advantage of no onward chain.

This well presented and spacious family home offers accommodation comprising an entrance hall, large living room/dining room, re-fitted kitchen, three bedrooms and re-fitted bathroom.

Complete with enclosed front and rear gardens plus detached garage/workshop and parking.

Viewing is highly recommended.

EPC (D)

Council Tax Band

Accommodation Details

Main entrance door to the side leading through to:

Entrance Hall

With staircase rising to the first floor, useful understairs recess, window to the front aspect, built in storage cupboard, radiator, access and door leading through to:

Sitting/Dining Room 26'2" x 11'6" (7.98m x 3.51m)

Dual aspect room with windows to the front aspect and sliding patio door to the rear aspect leading to the garden, feature fireplace to the side with marble surround and hearth, ample room for dining table and chairs, TV aerial connection point, two radiators.

Kitchen 9'7" x 6'2" (2.92m x 1.88m)

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, built in eye level oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing

for washing machine, heated towel rail, tiled flooring, window to the rear aspect, glazed door leading to the entrance hall.

First Floor Landing

With access to loft space, window to the side aspect, access and door leading through to:

Bedroom 1 13'1" x 11'6" (3.99m x 3.51m)

With window to the front aspect, radiator.

Bedroom 2 12'6" x 11'6" (3.81m x 3.51m)

With window to the front aspect, radiator.

Bedroom 3 7'4" x 6'2" (2.24m x 1.88m)

With window to the rear aspect, radiator.

Bathroom 6'11" x 6'2" (2.11m x 1.88m)

Re-fitted bathroom with suite comprising shaped bath with mixer taps/shower attachment and glass

shower screen, wash hand basin set in vanity unit and low level WC, gemstone effect wall panels, tile effect flooring, heated towel rail, extractor, window to the rear aspect.

Outside - Front

Enclosed front garden with gated access, laid to lawn, pathway leading to main entrance door and gated access to rear garden.

Outside - Rear

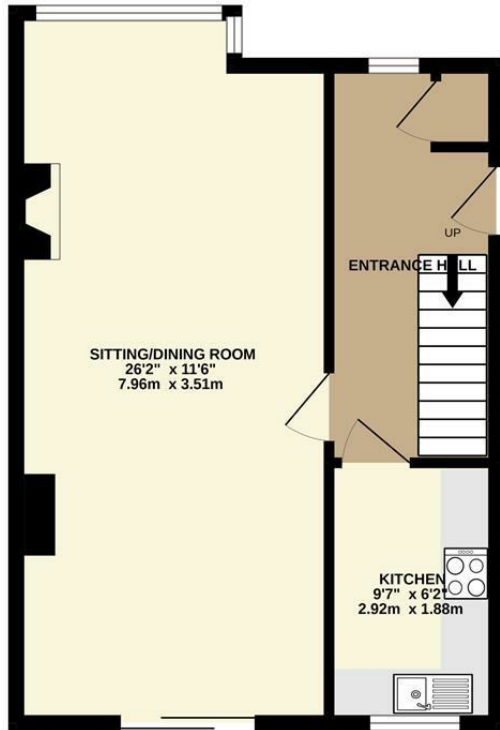
Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, outside lighting, pedestrian door to:

Garage/Workshop 18'0" x 14'2" (5.49 x 4.34)

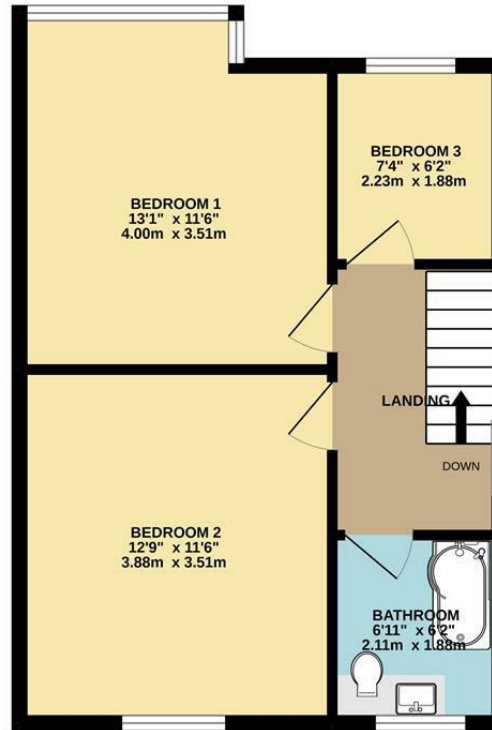
With up and over style door to the front and window to the rear aspect, power and lighting connected, parking to the front.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

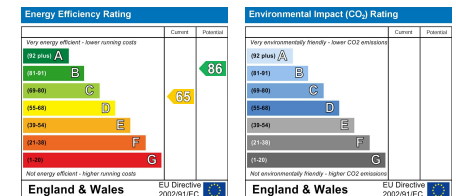
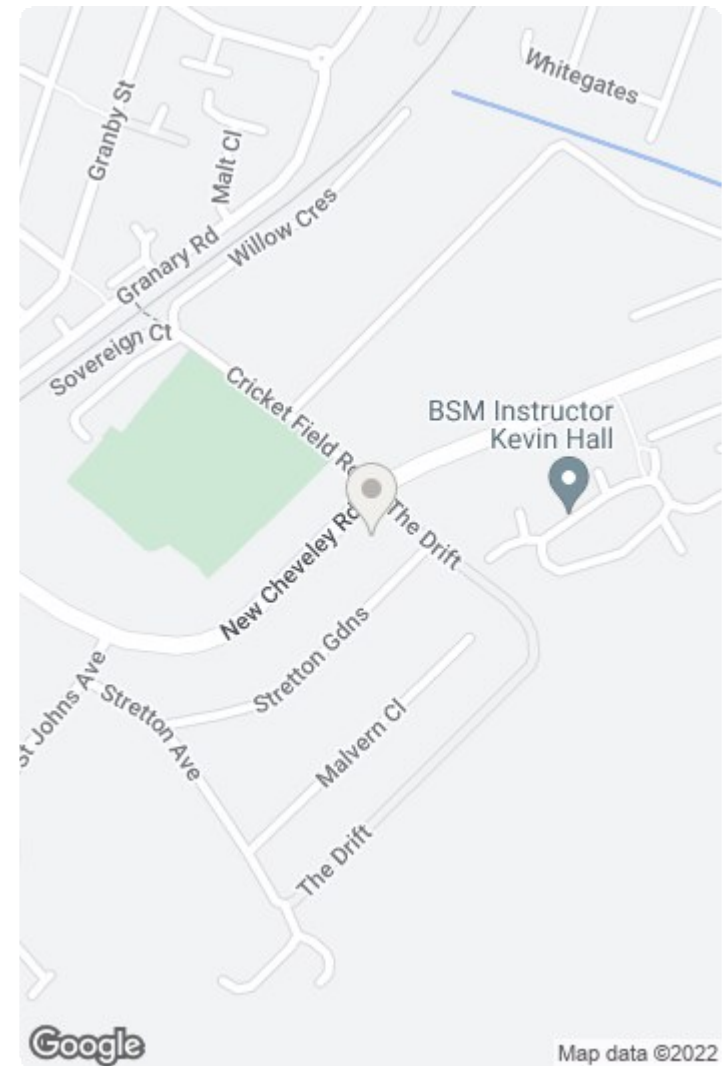


1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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.
Made with Metropix ©2022



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.

