



**35 Cheveley Road**  
**Newmarket, Suffolk CB8 8AD**  
**Guide Price £230,000**

## 35 Cheveley Road, Newmarket, Suffolk CB8 8AD

A charming Victorian cottage set on the edge of the town centre and offered for sale with NO ONWARD CHAIN.

Rather deceptive and offering generous size rooms, this property enjoys a sizeable living/dining room, kitchen, downstairs bathroom and two double bedrooms.

Externally the property offers a pretty and fully enclosed rear garden.

Viewing is recommended.

EPC (D)  
Council Tax Band B (West Suffolk)

### Accommodation Details

Front door with fan light leading through to:

#### Living/Dining Room 24'10" x 10'4" (7.57m x 3.15m)

With bay window to the front aspect, staircase rising to the first floor, wood effect flooring, feature fireplace to the side, ample room for dining table and chairs, two radiators, opening to:

#### Inner Hall

With opening to kitchen and door leading through to:

#### Bathroom 7'5" x 7'9" (2.26m x 2.36m)

With suite comprising panel bath, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, radiator, extractor.

#### Kitchen 10'4" x 7'0" (3.15m x 2.13m)

Fitted with a range of eye level

and base storage units with working top surfaces over, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, tiled walls, tiled flooring, radiator, window to the rear aspect, door to the rear aspect leading to the garden.

#### First Floor Landing

With access to loft space, door leading through to:

#### Bedroom 1 12'11" x 6'0" (3.94m x 1.83m)

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

#### Bedroom 2 10'4" x 9'6" (3.15m x 2.90m)

With window to the rear aspect, built in wardrobes, radiator.

### Outside - Front

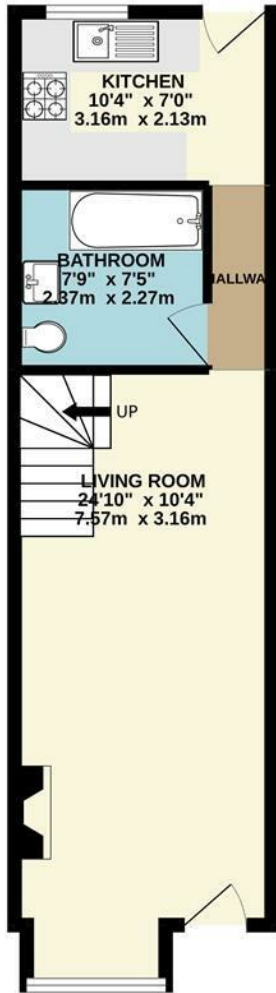
Enclosed paved front garden with gated access.

### Outside - Rear

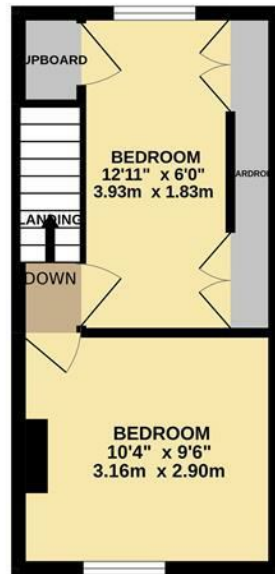
Fully enclosed rear garden, with areas laid to lawn and bordered by mature plants/shrubs, block paved patio/seating areas, timber built shed, paved pathway leading to the rear of the garden with gated access.



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

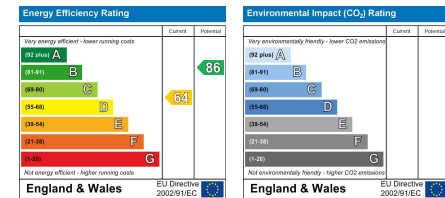
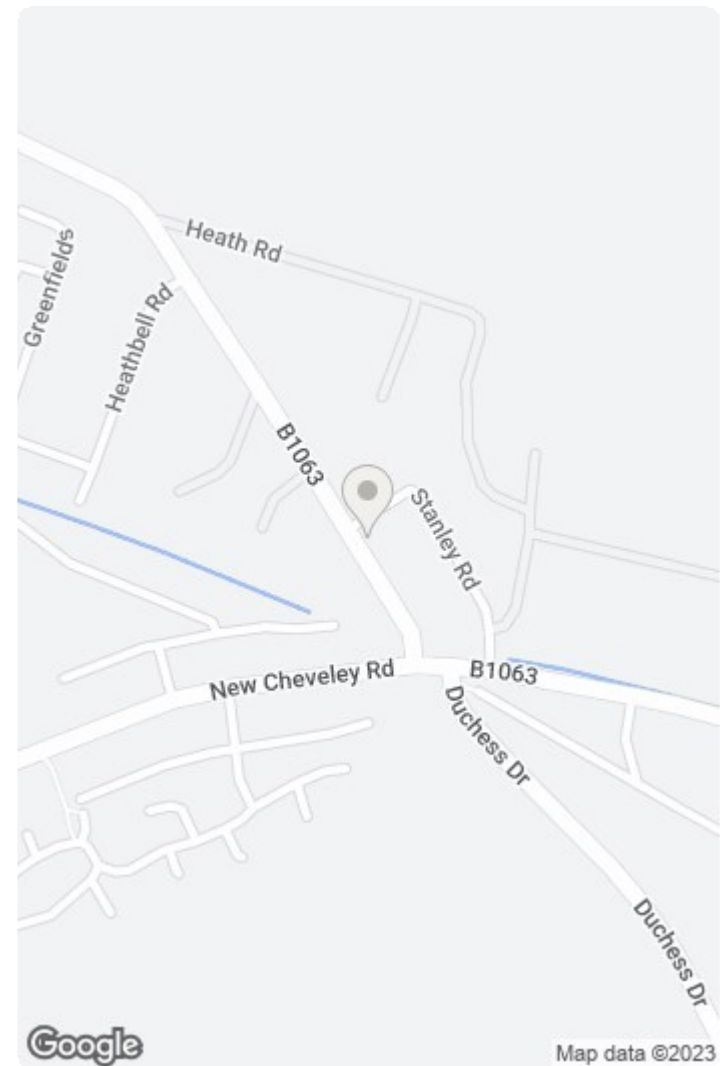


1ST FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.7 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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