



Cheveley Road
Newmarket, CB8 8AD
Guide Price £250,000

MA
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Cheveley Road, Newmarket, CB8 8AD

This well presented, end of terrace property is ideally situated within walking distance of Newmarket town centre.

Benefiting from open plan living space, this home offers well presented accommodation comprising a sitting/dining room, kitchen, two bedrooms and first floor bathroom.

Externally benefitting from an enclosed courtyard garden.

Sold with the benefit of NO ONWARD CHAIN.

EPC (D)

Council Tax Band B (West Suffolk)

Accommodation

Front door with top light leading through to:

Sitting/Dining Room 23'7" x 11'10" (7.2 x 3.61)

Open plan living space with solid wood flooring, dual aspect room with uPVC window to front and rear aspects, feature fireplace with cast iron surround and wood mantel, staircase rising to the first floor, radiators.

Kitchen 12'7" x 6'11" (3.84 x 2.13)

Fitted with a range of wall and base units, twin bowl stainless steel sink with mixer tap over, space for gas oven with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, uPVC windows to side and rear aspect, uPVC door leading to garden.

FIRST FLOOR

Landing

With airing cupboard housing hot water cylinder, door leading through to:

Bedroom 1 11'10" x 10'11" (3.61 x 3.33)

With uPVC window to front aspect, radiator.

Bedroom 2 10'11" x 5'4" (3.33 x 1.63)

With uPVC window to rear aspect, radiator.

Shower Room

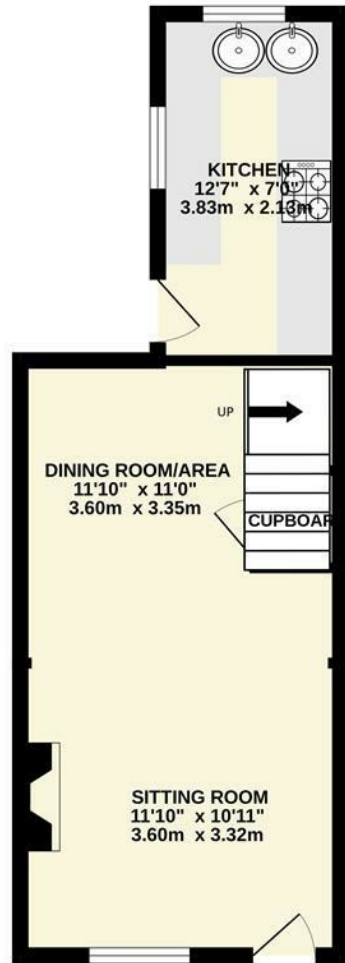
With Low level WC, vanity hand basin, shower cubicle, heated towel rail, uPVC window to side aspect.

OUTSIDE

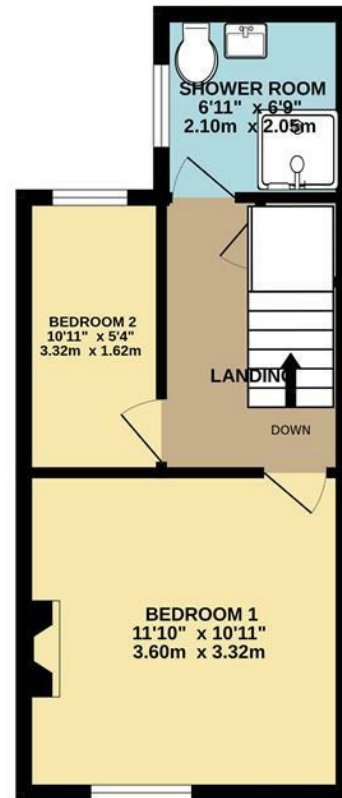
Enclosed courtyard style garden laid to paving, with shed and gated access to the side.



GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.

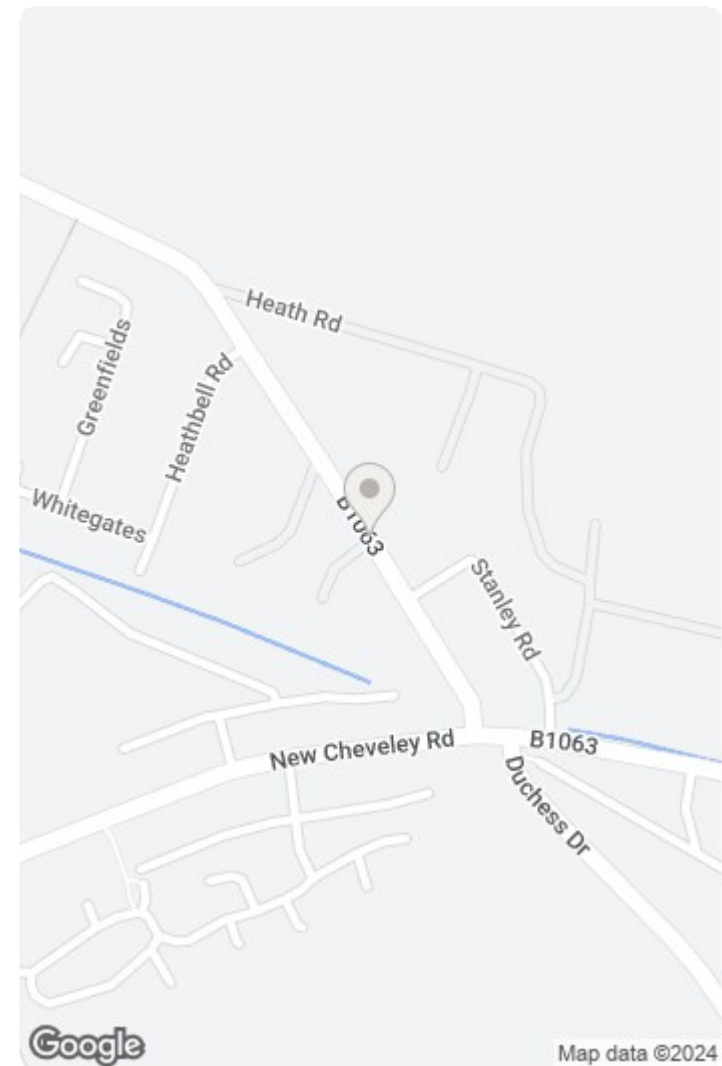


1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		87	57
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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