



Cheveley Road
Newmarket, Suffolk CB8 8AD
Guide Price £245,000

Cheveley Road, Newmarket, Suffolk CB8 8AD

An outstanding period property offering some delightful features and set on the outskirts of the town centre.

The current owners have comprehensively updated and improved this property to provide superb accommodation arranged over three floors.

Boasting an entrance porch, living room/dining room, kitchen/breakfast room, master bedroom with extensive built in cupboards and shower cubicle, first floor bathroom and bedroom 2/loft conversion.

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

No onward chain.

Entrance Porch

With access and door into:

Living/Dining Room 22'2" x 11'10" (6.78 x 3.63)

With feature fireplace to side, extensive built in wardrobing and base storage units with display plinth, separate built in dresser style unit, staircase rising to the first floor, double glazed window to the front aspect and access and door through to:

Kitchen/Breakfast Room 22'4" x 7'4" max (6.81 x 2.24 max)

Fitted with a quality range of eye level and base storage units with working top surfaces over, built in oven, hob and extractor fan, inset 1 1/2 bowl sink unit, space and plumbing for washing machine, breakfast bar area, cupboard housing gas boiler serving domestic hot water and and central heating system with radiators around the house, French style doors through to rear garden.

First Floor Landing

With staircase rising to the second floor and access and door leading through to:

Bedroom 1 12'4" x 11'1" (3.76 x 3.40)

With extensive built in wardrobe, ornate fireplace, double glazed window to the front aspect and access through to:.

Ensuite Shower

Shower cubicle with shower attachment.

Family Bathroom

Suite comprising panel sided bath, low level WC, vanity unit with inset wash hand basin and cupboards under, heated towel rail, tiled floors, internal circular glass window to the rear aspect.

Bedroom 2 / Loft Conversion 10'4" x 8'2" max (3.15 x 2.49 max)

With useful storage area and window to the front aspect.

Outside - Rear

Enclosed garden laid with patio

slabs providing plenty of space for table and chairs. Access to useful outhouse.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 71 SQM

Parking – On street

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 – Good

Rights of Way, Easements,

Covenants – None that the vendor is aware of



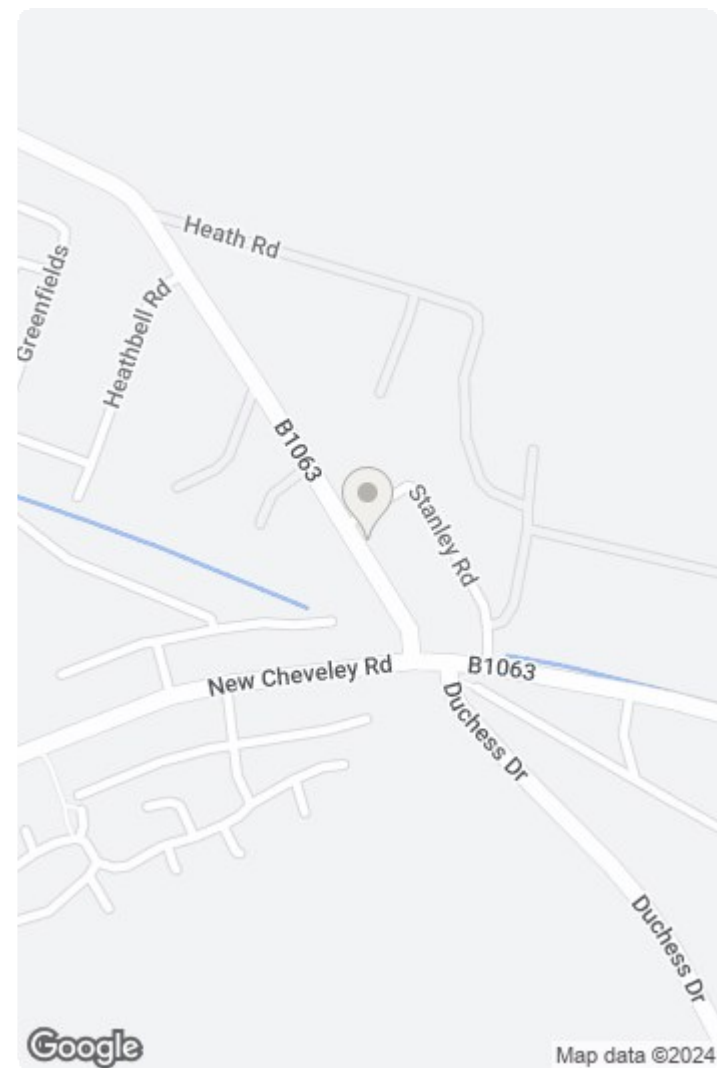


GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86	60
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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