



New Cheveley Road, Newmarket CB8 8BY

Guide Price £215,000

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This terraced three-bedroom home is ideally situated on the south side of Newmarket, within easy reach of both the train station and town centre.

The interior features an open plan living and dining room, a kitchen, a bathroom, two double bedrooms, and a single bedroom, all benefiting from gas central heating and double-glazed windows throughout.

Externally, the property boasts an extensive rear garden, which is predominantly laid to lawn.

Available for purchase with no onward chain, this property presents a fantastic chance for buyers to make their mark on their new home.

Entrance Hall

Kitchen

A range of matching eye and base level cupboards with work top over. Stainless steel sink with mixer tap. Space for freestanding cooker with stainless steel extractor over. Space and plumbing for washing machine and dishwasher. Tiled splash back to all work areas. Doors leading to hallway and rear garden.

Living/Dining Room

Large open plan living/dining room. Attractive fireplace. Various shelved alcove areas. Window to front aspect. Door to hallway. Serving hatch opening to kitchen. Radiators to both areas of the room.

Bathroom

White suite comprising of low level W.C, pedestal sink, bath with shower over and glass bi-fold screen. Tiled splashbacks. Radiator.

Bedroom 1

Good sized double room with ornamental fireplace. Built-in storage. Window to front aspect. Radiator.

Bedroom 2

Good size room. Radiator

Bedroom 3

Good size single room. Window to the rear aspect. Radiator.

Outside - Front

Compact area to the front of the house with brick wall surround.

Outside - Rear

Extensive rear garden, laid to lawn with small patio area outside kitchen.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (west Suffolk)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 71 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

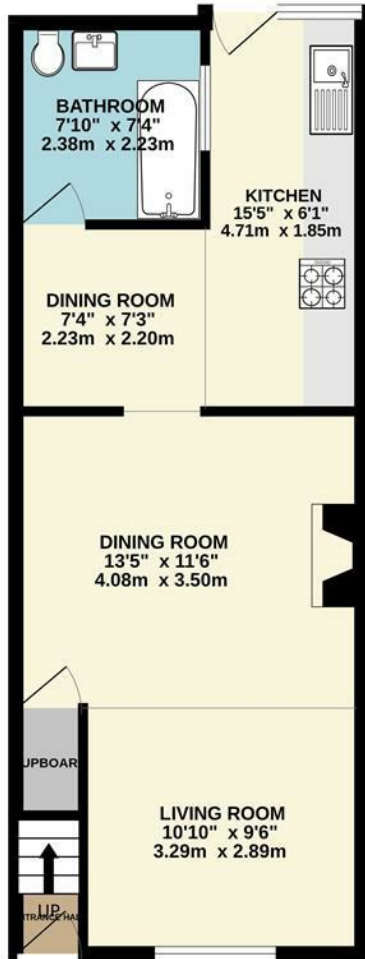
Broadband Type – Ultrafast available, Max 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Yes

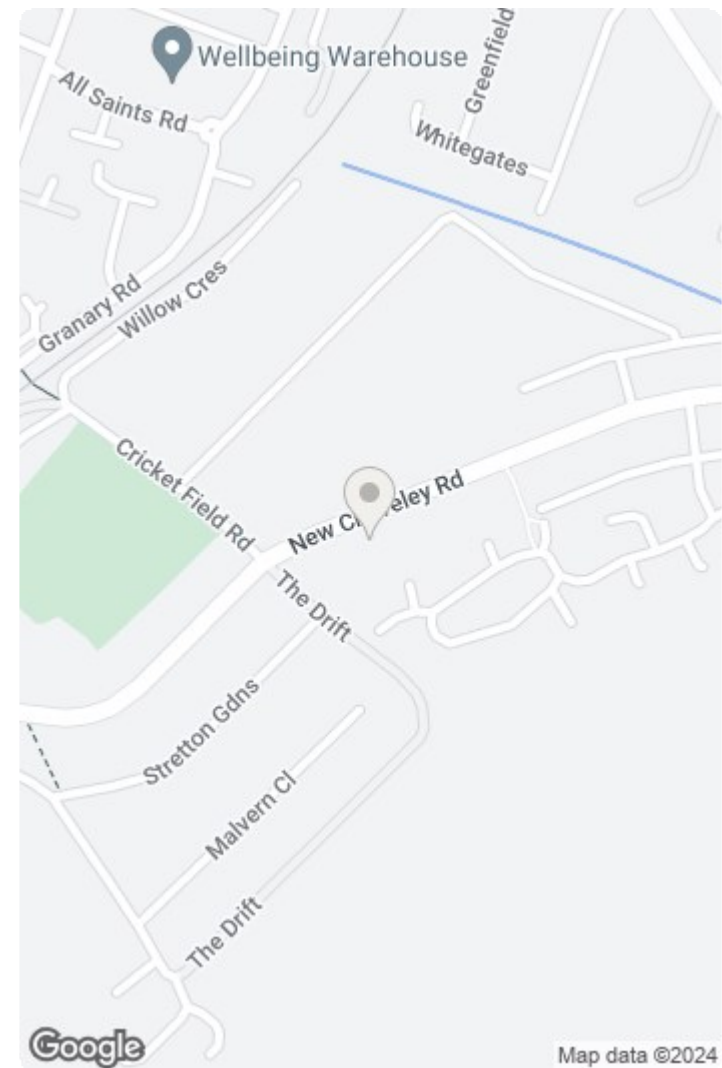
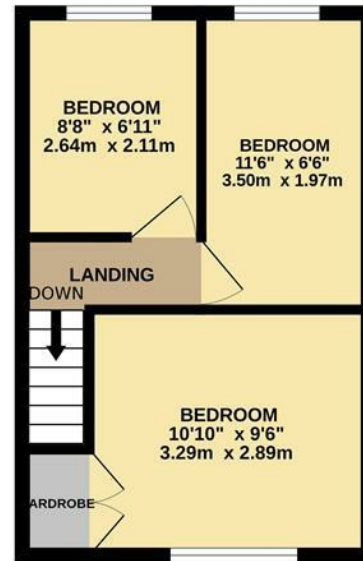
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



126 NEW CHEVELEY RD

TOTAL FLOOR AREA: 759 sq.ft. (70.5 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.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 63
Environmental Impact (CO₂) Rating: 85

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