

Croft Road, Newmarket, CB8 0AQ

CHEFFINS

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Guide Price £240,000

- Open Plan Living Accommodation
- Modern Fitted Kitchen
- Outside Office/Studio
- 2 Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden
- Recently Improved



A recently improved mid-terraced property ideally situated in a convenient town location, offering easy access to local amenities. The accommodation features a bright and spacious open plan living area with a modern well-equipped fitted kitchen, a living area with feature fireplace, two good sized bedrooms and a first floor bathroom. Outside, the enclosed rear garden includes a raised patio seating area, ideal for outdoor dining and entertaining, together with a versatile outbuilding that would make an excellent home office, studio or additional storage space.









LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL
with entrance door, stairs leading up to the first floor, radiator.

OPEN PLAN LIVING/KITCHEN/DINING AREA
Featuring a refitted and modern kitchen comprising a range of wall and base mounted units with work surface over, inset sink, integrated appliances include an eye level oven, hob with extractor hood, fridge/freezer and a washing machine.

The room is dual aspect with a window to the front aspect, further window to the rear, recessed ceiling spotlight, feature fireplace, an understairs storage cupboard and a stable door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1
with a radiator and a window to the front aspect.

BEDROOM 2
with a radiator and a window to the rear aspect.

BATHROOM
with a panelled bath with shower over, concealed cistern low level WC, vanity wash hand basin, heated towel rail, window to the rear aspect.

OUTSIDE
The front garden is enclosed by a brick perimeter wall with gated access, a pathway and area laid to shingle.

The enclosed rear garden is mainly laid to lawn with a raised patio seating area adjoining the property, a brick built store and gated access.

STUDIO/OFFICE
Timber built studio with power and lighting.

SALES AGENTS NOTES
Please note the property benefits from a right of way over the right hand side neighbours garden.

For more information on this property, please refer to the Material Information Brochure on our website.



















Guide Price £240,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

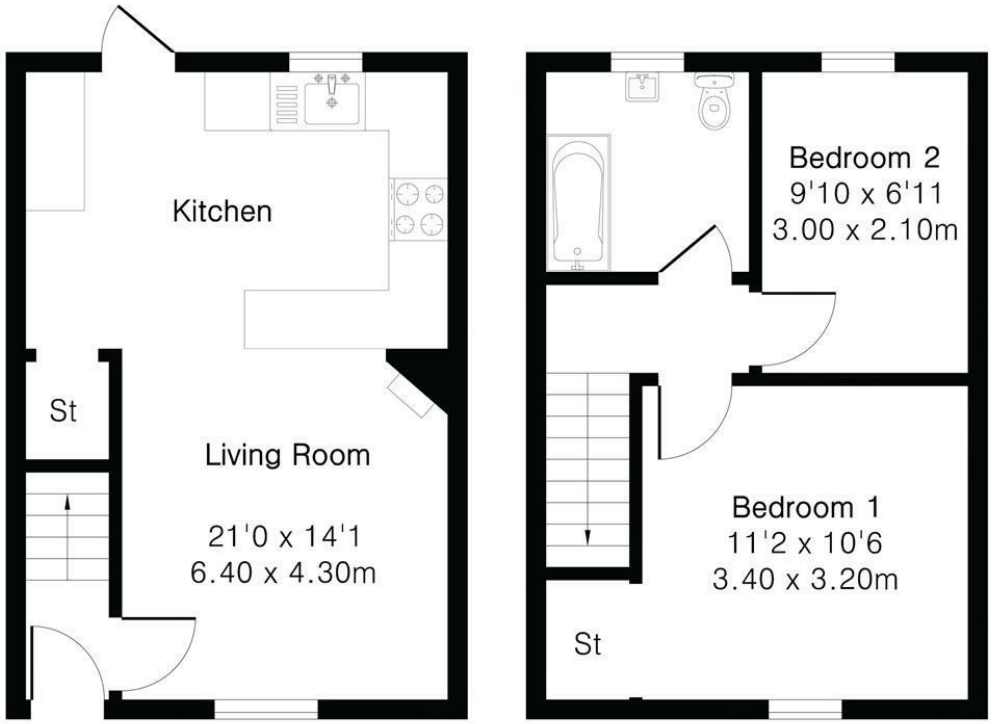


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Approximate Gross Internal Area 592 sq ft - 56 sq m

Ground Floor Area 296 sq ft – 28 sq m

First Floor Area 296 sq ft – 28 sq m



Ground Floor First Floor

PINKPLAN

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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