



Willow Crescent, Newmarket, CB8 8ER

**CHEFFINS**



## Willow Crescent

Newmarket,  
CB8 8ER

- Semi-Detached House
- 3 Bedrooms
- Conservatory
- First Floor Bathroom
- Enclosed Rear Garden
- Allocated Parking Space

A well presented 3 bedroom semi-detached home, set in a corner plot and ideally located on the south side of town. The property offers spacious accommodation, including an open-plan living and dining area, a double-glazed conservatory, a fitted kitchen, and a first-floor bathroom. Outside, the home benefits from an enclosed rear garden and an allocated parking space.



**Guide Price £275,000**





## 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 vinyl flooring, stairs leading to the first floor, radiator, double glazed door to the front aspect.

## LIVING/DINING ROOM

A dual aspect room with 2 radiators, under stairs storage cupboard, laminate flooring, patio doors opening into the conservatory to the rear.

## KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink with mixer tap, wall mounted gas boiler, tiled flooring, space and plumbing for appliances.

## CONSERVATORY

uPVC constructed with brick plinth, laminate flooring, French doors opening onto the rear garden.

## FIRST FLOOR

## LANDING

with loft access.

## BEDROOM 1

with a radiator, laminate flooring, window to the front aspect.

## BEDROOM 2

with a radiator, laminate flooring, window to the rear aspect.

## BEDROOM 3

with a radiator, window to the front aspect.

## BATHROOM

with a 3 piece suite comprising a low level WC, pedestal wash hand basin, shower cubicle with rainfall shower, tiled flooring and walls, radiator, extractor fan, window to the rear aspect.

## OUTSIDE

The property is set in a corner plot. To the front is an area laid to lawn and paving. To the side of the property is an allocated parking space.

The rear garden is mainly laid to patio, enclosed by timber fencing with side gated access.

## Sales Agents Notes


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





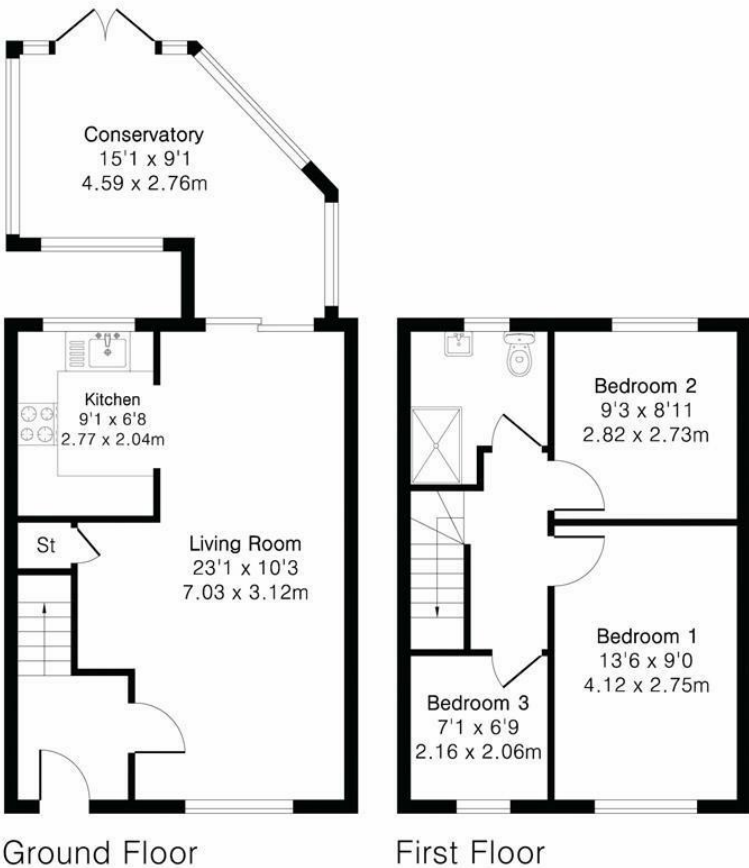




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £275,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – West Suffolk

**Approximate Gross Internal Area 887 sq ft - 83 sq m**  
 Ground Floor Area 515 sq ft – 48 sq m  
 First Floor Area 372 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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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