Hamilton Court, Newmarket, CB8 0NG

CHEFFINS

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Guide Price £325,000

- Highly Sought After Town Location
- Open Plan Kitchen/Breakfast Area
- 2 Ground Floor Bedrooms
- Versatile Mezzanine Space
- Further Bedroom/Study on First Floor
- Located near to the Rowley Mile Racecourse
- Enclosed Rear Garden
- Double Garage
- NO CHAIN

A fantastic opportunity to purchase a charming character home, superbly positioned in a highly desirable location near the Rowley Mile Racecourse with rear views across Newmarket Tennis Club. The property is offered with NO CHAIN and benefits from an open plan kitchen/breakfast room, a living room opening onto the rear garden, 2 ground floor bedrooms, a versatile mezzanine space and a further bedroom/study area on the first floor. External features include ownership of the gravelled and lawned communal areas, a double garage and a private enclosed rear garden.

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 tiled steps leading up to the decorative solid wood entrance door, cupboard housing the gas fired boiler, secondary glazed window to the front aspect, steps lead down to the;

LIVING ROOM
with a vaulted ceiling, gas fire, inset spotlights, radiator, French doors opening onto the rear garden.

BEDROOM 1
with built-in wardrobes, radiator, double glazed window to the rear aspect.

BEDROOM 2
with a built-in wardrobe, double glazed window to the front aspect.

INNER HALLWAY
with an under stairs storage cupboard, leading onto;

KITCHEN
A light filled room with a range of matching wall and base units with work surfaces over, sink with mixer tap, space and plumbing for appliances, tiled splashbacks, vinyl flooring, built-in fridge/freezer, radiator. Open plan with;

CONSERVATORY/BREAKFAST AREA
A brick plinth and uPVC construction overlooking the Tennis Club to the rear aspect with French doors opening onto the garden.

BATHROOM
with a low level WC, side panel bath with shower attachment, pedestal wash hand basin, radiator, secondary glazed window to the front aspect.

FIRST FLOOR

MEZZANINE
A versatile space overlooking the living room with an airing cupboard.

BEDROOM 3/STUDY
with 2 built-in cabin style beds, radiator, velux window to the front aspect.

OUTSIDE
The property is accessed via Hamilton Road through a red brick entrance with iron gates, leading to a shared shingled driveway and communal gardens laid mainly to lawn with mature hedgerows. The property benefits from ownership of the shared driveway and communal gardens and is responsible for their maintenance and upkeep.

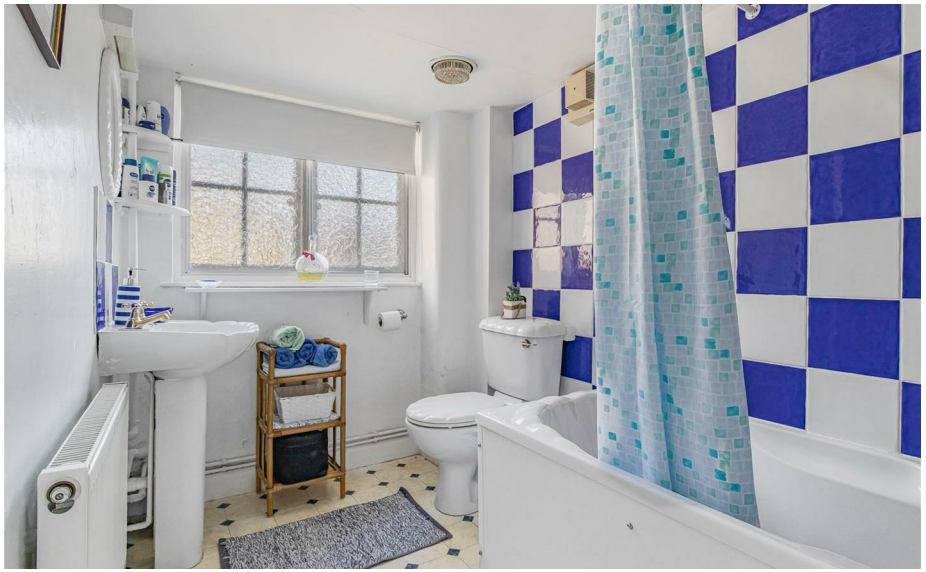
The rear garden is laid to paving with hedgerow borders overlooking the Tennis Club.

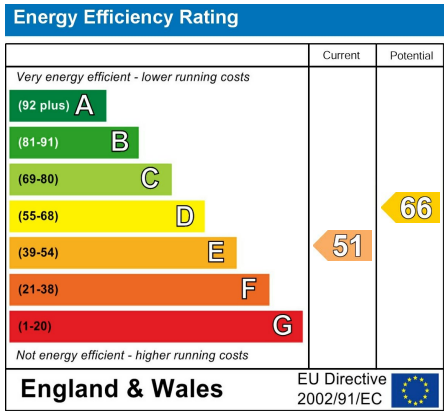
DOUBLE GARAGE
with doors to the front.

SALES AGENTS NOTES
The property benefits from ownership of the shared driveway and communal gardens and is responsible for their maintenance and upkeep. Please note that rights of way exist over the shared areas to provide the adjoining properties with access.

The sale of this property is subject to Grant of Probate.

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





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Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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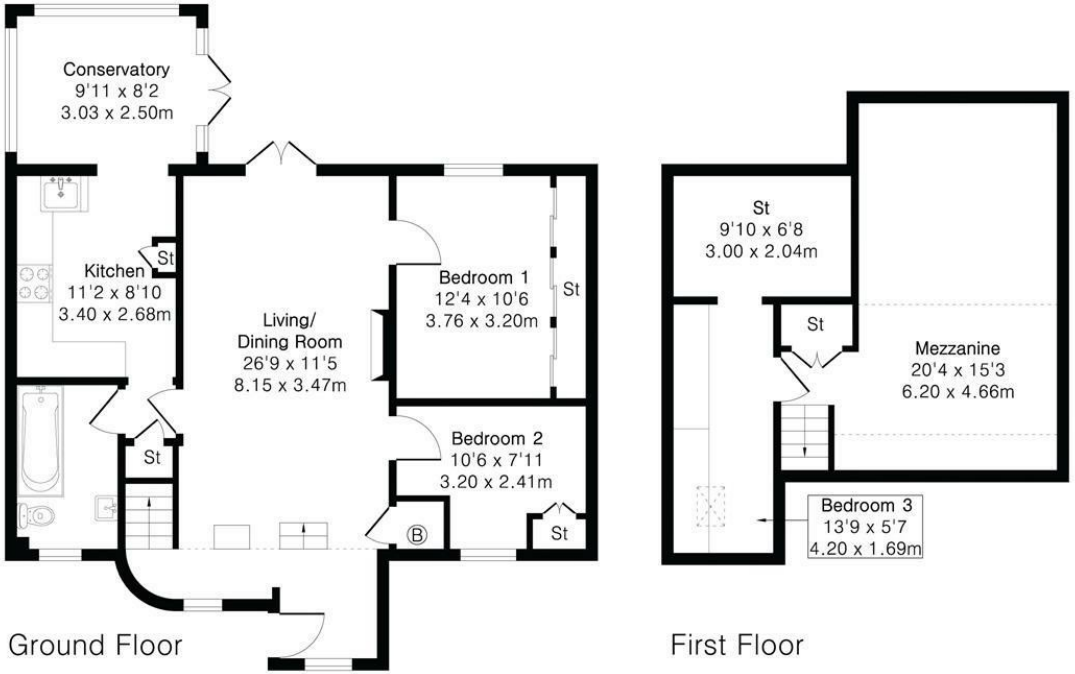
Approximate Gross Internal Area 1211 sq ft - 113 sq m

Ground Floor Area 795 sq ft – 74 sq m

First Floor Area 416 sq ft – 39 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 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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