



Manderston Road, Newmarket, CB8 0NL

CHEFFINS

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Newmarket,
CB8 0NL

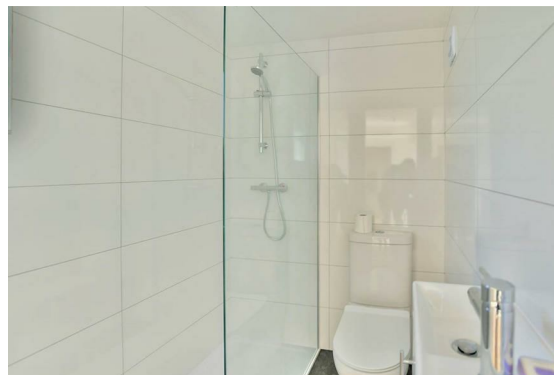
- Semi-Detached House
- 2 Bedrooms
- 2 Bath/Shower Rooms
- Kitchen & Utility Room
- Enclosed Rear Garden
- NO CHAIN

A well presented 2 bedroom semi-detached house, ideally situated just a short walk from the High Street. The property features a ground floor shower room and first floor bathroom, fitted kitchen and separate utility room and a living/dining room which leads into a conservatory overlooking the enclosed rear garden. NO CHAIN.



Guide Price £260,000





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 PORCH

with a uPVC entrance door, wood flooring, window to the front aspect.

ENTRANCE HALL

with stairs to first floor, window to the side aspect, solid wood flooring, radiator.

LIVING/DINING ROOM

with a window to the front aspect, 2 radiators, solid wood flooring, French doors opening into conservatory.

CONSERVATORY

uPVC windows with wood plinth, semi-vaulted ceiling with spotlights, tiled flooring, radiator, windows and French doors overlooking the garden.

KITCHEN

with a range of matching wall and base units with work surfaces over, inset stainless steel sink, 4 ring electric hob, electric eye level oven and grill, tiled splashbacks, laminate flooring, space and plumbing for washing machine, under stairs storage cupboard, double glazed windows to the rear and side aspects.

REAR HALL/UTILITY ROOM

with access doors to the front and rear of the property, fitted wall and base units with work surfaces over, space and plumbing for washing machine, radiator, laminate flooring, windows to the front and rear aspects.

SHOWER ROOM

with a low level WC with concealed flush, wall mounted wash hand basin, walk-in shower with glass screen, privacy window to the front aspect, tiled walls, vinyl floor, inset spotlights, heated chrome towel rail, extractor fan.

FIRST FLOOR LANDING

with window to the side aspect and access to the loft space.

BEDROOM 1

with a radiator, window to the front aspect, large storage cupboard housing the combination boiler.

BEDROOM 2

with a radiator, fitted wardrobes, window to the rear aspect.

BATHROOM

with a side panelled bath with shower over, vanity wash hand basin, low level WC, radiator, vinyl flooring, window to the rear aspect.

OUTSIDE

The front of the property is enclosed by mature hedgerow borders, mainly laid to shingle with flower and shrub borders.

The rear garden is enclosed by timber fencing with a large patio seating area, a raised lawned area with mature shrub borders and fruit tree, small plastic storage shed and a further hardstanding patio area at the back of the garden.

Sales Agents Notes

Please note these photos were taken prior to the property being tenanted (the tenant has since vacated).

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



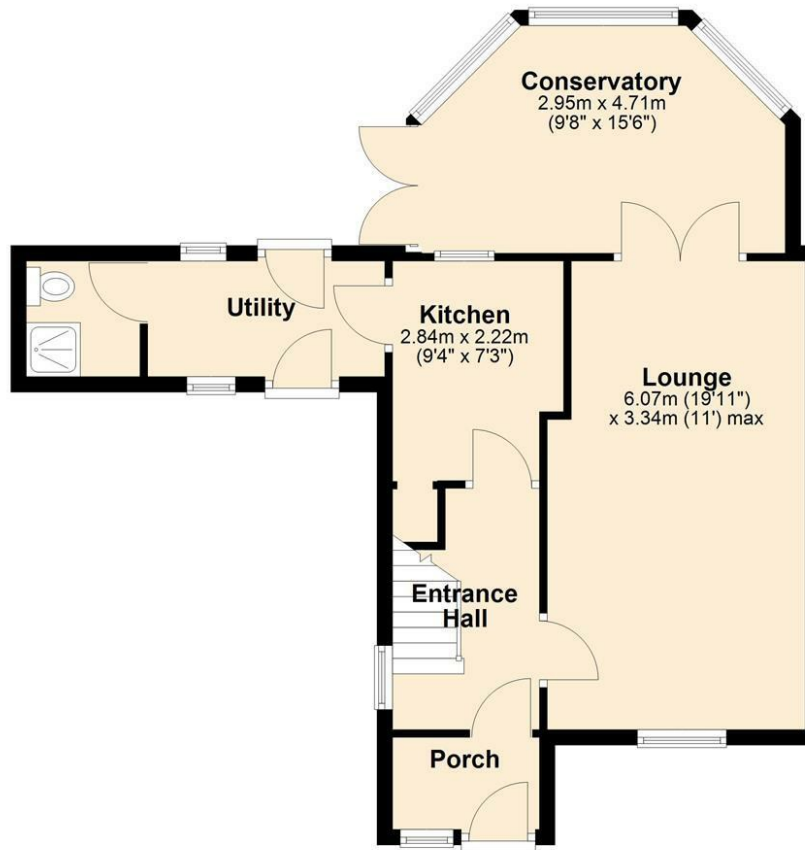


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £260,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk

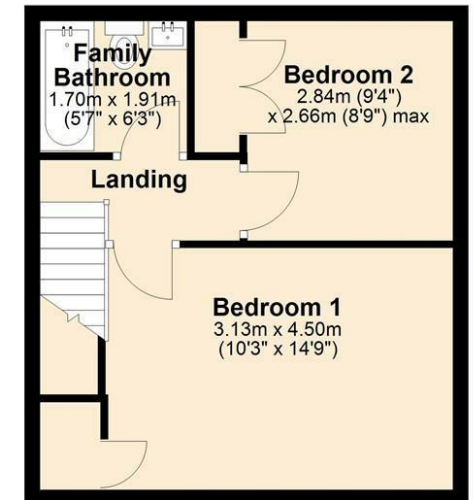
Ground Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 88.8 sq. metres (955.6 sq. feet)

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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

