



Falmouth Street, Newmarket, CB8 0LE

CHEFFINS

Falmouth Street

Newmarket,
CB8 0LE

- Victorian Terraced Property
- Convenient Town Location
- 3 Bedrooms
- 2 Reception Rooms
- Enclosed Courtyard Garden
- NO CHAIN

A 3 bedroom Victorian terraced property offered with NO CHAIN and located within walking distance of the High Street and local amenities. The accommodation comprises 2 reception rooms, a kitchen, ground floor bathroom and 3 good sized bedrooms. Further features include a rear courtyard style garden and gas central heating.

3 1 2



Offers In Excess Of £240,000



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.

LIVING ROOM

with a wood burning stove with quarry tiled hearth, solid wood flooring, radiator, built-in shelving and cupboards, window to the front aspect and front entrance door.

INNER HALLWAY

with stairs leading up to the first floor.

DINING ROOM

with built-in storage cupboard, under stairs storage cupboard, radiator, window to the rear aspect.

KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, tiled splashbacks, space and plumbing for washing machine, space for fridge, space for oven with extractor hood over, window to the side aspect, door to the garden.

REAR LOBBY

with built-in storage.

BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with shower over, radiator, window to the side aspect.

FIRST FLOOR

LANDING

with built-in storage cupboard, loft access.

BEDROOM 1

with a built-in storage cupboard, radiator, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a radiator, window to the rear aspect.

OUTSIDE


The courtyard style rear garden is laid to gravel with a paved pathway, enclosed by timber fencing with gated rear access.

Sales Agents Notes

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

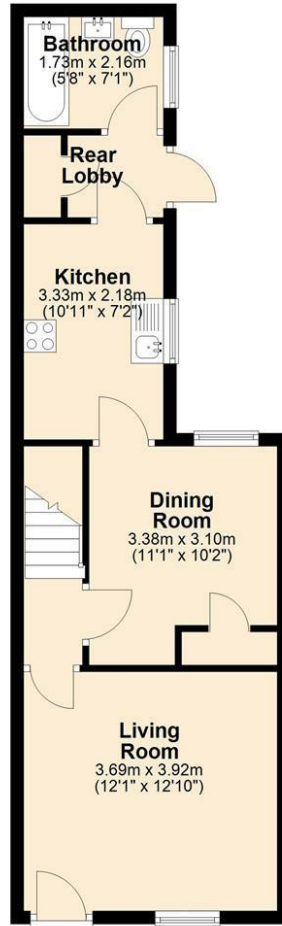




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £240,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk

Ground Floor
 Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor
 Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 77.7 sq. metres (836.4 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.