Hamilton Court, Newmarket, CB8 0NG

CHEFFINS

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Guide Price £300,000

- 2 Large Double Bedrooms
- Sought After Town Location
- Private Rear Courtyard Garden
- Single Garage
- Communal Front Gardens
- Gas Fired Heating
- Located near to the Rowley Mile Racecourse
- NO CHAIN

A rare opportunity to acquire a character property attractively situated in a sought after town location near the Rowley Mile Racecourse and with views to the rear over Newmarket Tennis Club. The property is offered with NO CHAIN and the accommodation comprises a living/dining room, kitchen, a bathroom and 2 large double bedrooms. Further features include a private rear courtyard garden, a single garage and communal areas to the front.

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 double entrance doors, internal door through to;

ENTRANCE HALL
with loft access, stairs leading up to the first floor, storage cupboard.

KITCHEN
with a range of matching wall and base units with work surfaces over, 1.5 bowl stainless steel sink, space and plumbing for appliances, built-in electric oven with 4 ring hob and extractor hood over, breakfast bar, radiator, storage cupboard housing the gas boiler, double glazed window to the front aspect.

BATHROOM
with a low level WC, pedestal wash hand basin, side panel bath with electric shower over, heated chrome towel rail, double glazed window to the rear aspect.

LIVING/DINING ROOM
A dual aspect room with an under stairs storage cupboard, radiator, electric fire, double glazed door opening onto the garden, double glazed window to the rear aspect and 2 double glazed windows to the front aspect.

FIRST FLOOR

LANDING
Dual aspect with double glazed windows to the front and rear aspects.

BEDROOM 1
A dual aspect room with 2 double glazed windows to the rear aspect and 2 windows to the front aspect, built-in storage cupboards, cast iron fire, radiator.

BEDROOM 2
A dual aspect room with 2 double glazed windows to the rear aspect and 2 windows to the front aspect, built-in storage cupboards, radiator.

OUTSIDE
The property is accessed via Hamilton Road through a red brick entrance with iron gates leading to a shared shingled driveway. The communal gardens to the front are laid to lawn with hedgerows.

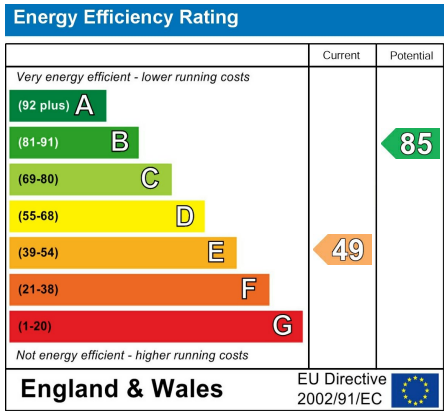
The private rear courtyard style garden is laid to patio with a bark area with a fruit tree and a small astro turf area.

GARAGE
Single garage with door to the front.

SALES AGENTS NOTES
The property benefits from a right of way over the shared driveway into the communal courtyard to access the property and garage.

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.

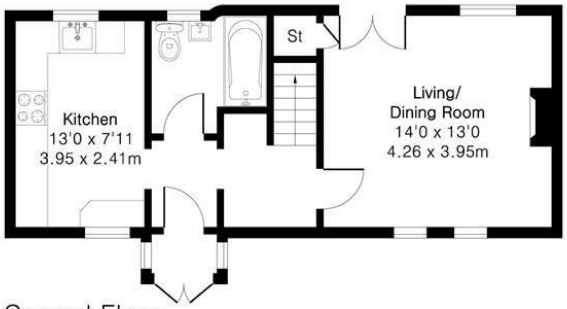


Guide Price £300,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

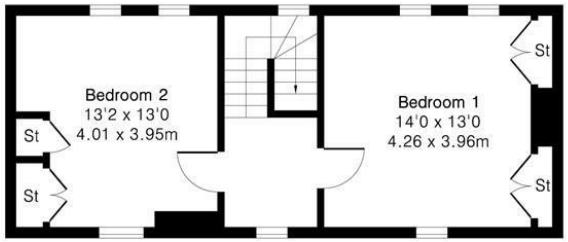
Approximate Gross Internal Area 859 sq ft - 80 sq m

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 426 sq ft – 40 sq m



Ground Floor



First Floor

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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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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