Rowley Drive, Newmarket, CB8 0NH

CHEFFINS

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Newmarket,
CB8 0NH

3 1 2

Guide Price £280,000

- End Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Enclosed Rear Garden
- NO CHAIN

A 3 bedroom end terraced property, offered with NO CHAIN and conveniently situated just a short walk from the High Street. The accommodation features a living room, a separate dining room, a kitchen with useful lean-to and workshop area and an enclosed rear garden. An ideal home for first time buyers, families or investors.

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 entrance door, radiator, window to the side aspect.

LIVING ROOM
with a feature electric fireplace, radiator, window to the front aspect.

KITCHEN
with a range of base and wall mounted units, stainless sink and drainer with mixer tap, space and plumbing for washing machine, space for oven, wall mounted gas fired boiler, radiator, window overlooking the garden.

LEAN TO
with a storage cupboard, door into a workshop area and doors leading out to both the rear and front aspects.

DINING ROOM
with a radiator, window to the rear aspect.

FIRST FLOOR

LANDING
with a window to the side aspect.

BEDROOM 1
with a built-in cupboard with shelving, radiator, window to the front aspect.

BEDROOM 2
with a built-in cupboard with shelving, radiator, window to the rear aspect.

BEDROOM 3
with a built-in cupboard. radiator, window to the front aspect.

BATHROOM
with a panelled bath with shower over, vanity hand wash basin in vanity unit, part tiled walls, window to the rear aspect.

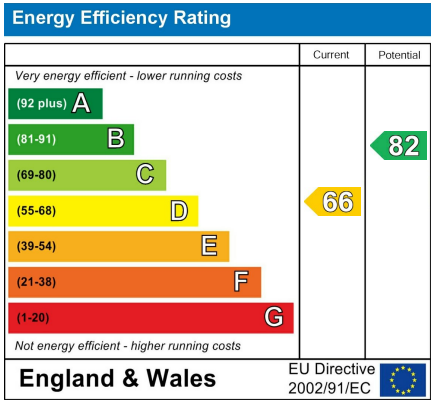
CLOAKROOM
with a low level WC, window to the rear aspect.

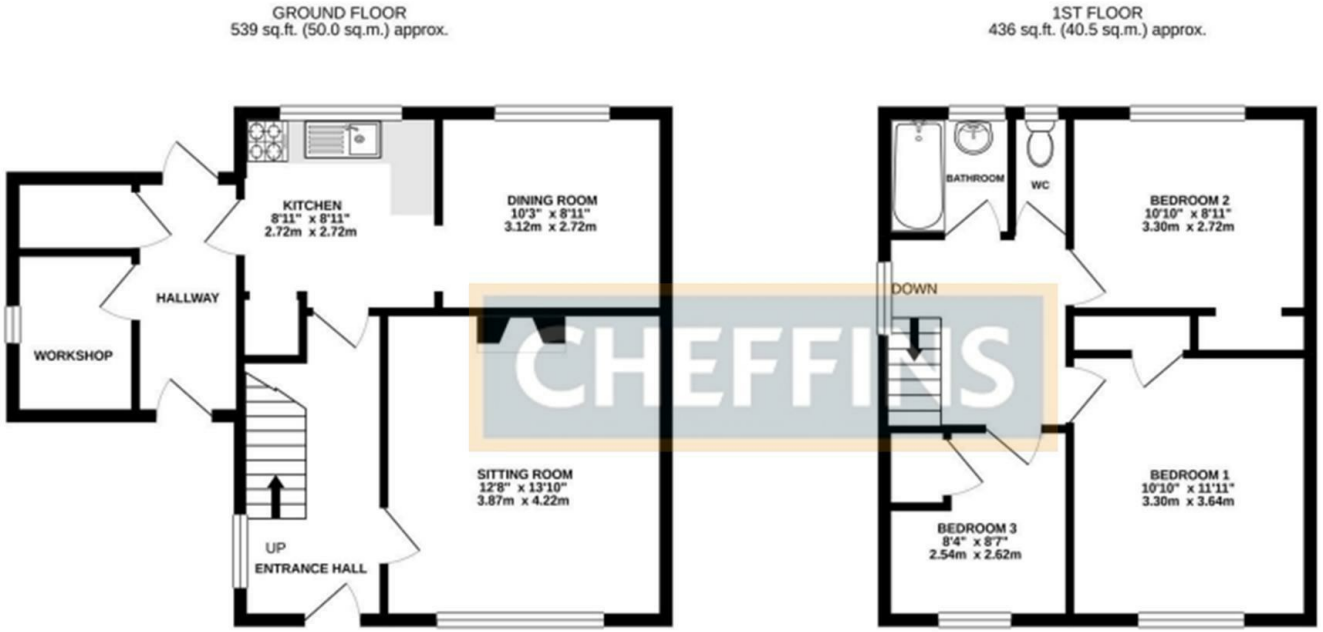
OUTSIDE
The front garden is laid to lawn with a pathway leading to the front entrance door.

The enclosed rear garden is mainly laid to lawn with mature shrubs and plants, a gravelled area and pathway. Access into the lean to with a workshop area.

Sales Agents Notes
Please note the internal photos shown were taken prior to the current tenancy commencing.

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 - B

Local Authority - West Suffolk Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.