

Millbank, Newmarket, CB8 0EQ

CHEFFINS

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3 1 2

Guide Price £285,000



- Semi-Detached Home
- 3 Bedrooms
- First Floor Bathroom
- 2 Reception Areas
- Enclosed Rear Garden
- Outbuilding with WC
- Convenient Town Location

A 3 bedroom semi-detached family home situated in a popular residential location, conveniently positioned close to the town centre and local amenities. The accommodation comprises a spacious hallway, a generous living room with a separate dining area, a fitted kitchen and a first floor bathroom. The property benefits from a private rear garden with an outbuilding offering excellent potential for conversion to a variety of uses such as a home office or utility room (strp) and solar panels enhancing the home's energy efficiency.









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
A generous hallway with entrance door, stairs leading to the first floor, under stairs storage cupboard.

LIVING ROOM
A spacious reception room with a feature fireplace, window to the front aspect, opening through to;

DINING ROOM
with a serving hatch into kitchen, French doors leading out to the garden.

KITCHEN
Comprising a range of wall and base units with worktop over, stainless steel sink, space for electric cooker, space and plumbing for washing machine and dishwasher, wall mounted boiler, window to the rear aspect and stable door to the side.

FIRST FLOOR

LANDING
with a window on half landing to the front aspect and access to loft space.

BEDROOM 1
A generous double bedroom with built-in wardrobes and a window to the rear aspect.

BEDROOM 2
A further double bedroom with built-in double wardrobe and a window to the front aspect.

BEDROOM 3
with storage cupboard and a window to the front aspect.

BATHROOM
with a panelled bath with shower over, vanity sink unit, airing cupboard housing hot water cylinder, window to the side aspect.

CLOAKROOM
with a low level WC and tiled walls.

OUTSIDE
The front of the property enjoys a small area of garden with mature trees and planting with a pathway leading to the rear gated access.

The rear garden has an extensively paved dining terrace with steps leading up to the remainder of the garden which is laid to lawn with mature trees and planting and a garden shed.

OUTBUILDING
with store room (which could be utilised as a utility room or home office, subject to relevant permissions) and an external WC.

SALES AGENTS NOTES
The property has the benefit of solar panels which are owned outright and were installed in January 2026, excess energy is sold back to the grid.

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



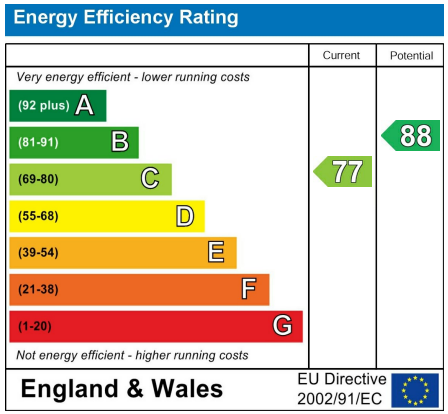




















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Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



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Approximate Gross Internal Area 906 sq ft - 84 sq m
(Excluding Outbuilding)
Ground Floor Area 453 sq ft – 42 sq m
First Floor Area 453 sq ft – 42 sq m
Outbuilding Area 86 sq ft – 8 sq m



PINKPLAN

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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