



Mill Hill, Newmarket, CB8 0JB

CHEFFINS

Mill Hill

Newmarket,
CB8 0JB

- Victorian Cottage
- 2/3 Bedrooms
- Basement Room
- Open Plan Living/Dining Room
- 2 Bathrooms
- Enclosed Rear Garden
- Town Location

A well presented 2/3 bedroom Victorian cottage located within walking distance of the High Street and local amenities. The property benefits from approx. 1,000 sq ft of accommodation and features an open plan living/dining room, a fitted kitchen, 2 bathrooms, a separate basement room (which can be utilised as bedroom 3) and 2 further good sized bedrooms. Further benefits include an enclosed rear garden, gas central heating and uPVC double glazing.



Guide Price £275,000





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.

OPEN PLAN LIVING ROOM

with a double glazed entrance door, tiled flooring with step down, double glazed bay window to the front aspect with fitted shutter blinds, bespoke storage units, cast iron decorative fireplace with gas fire and marble hearth, solid wood mantle, radiator.

OPEN PLAN DINING ROOM

Open plan with the living room with an opening through to the stairs leading to the first floor, doorway leading down to the cellar, double glazed window to the rear aspect with fitted shutter blinds, radiator, bespoke built-in storage.

KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink with mixer taps, space and plumbing for washing machine, built-in Candy electric oven with 4 ring gas hob and extractor hood over, space for fridge/freezer, tiled splashbacks, vinyl flooring, double glazed window to the side aspect, double glazed door into the garden.

REAR LOBBY

with a storage cupboard housing the Ideal logic gas boiler.

BATHROOM

with a low level WC, side panel bath with shower over, heated chrome towel rail, vanity wash hand basin, tiled flooring and tiled walls, extractor fan, double glazed window to the rear aspect.

BASEMENT ROOM/BEDROOM 3

with inset spotlights, laminate flooring, radiator, double glazed window and fire escape.

FIRST FLOOR

LANDING

with an airing cupboard.

BATHROOM

with a low level WC, side panel bath with rainfall shower over, pedestal wash hand basin, heated towel rail, vinyl flooring, inset spotlights, double glazed window to the side aspect.

BEDROOM 1

with a double glazed window to the front aspect with fitted shutter blinds, space for fitted wardrobe, chrome feature fireplace, laminate flooring, radiator.

BEDROOM 2

with a double glazed window to the rear aspect with fitted shutter blinds, laminate flooring, radiator.

OUTSIDE

To the front of the property is an enclosed laid to shingle garden with a quarry tiled pathway leading to the entrance door.

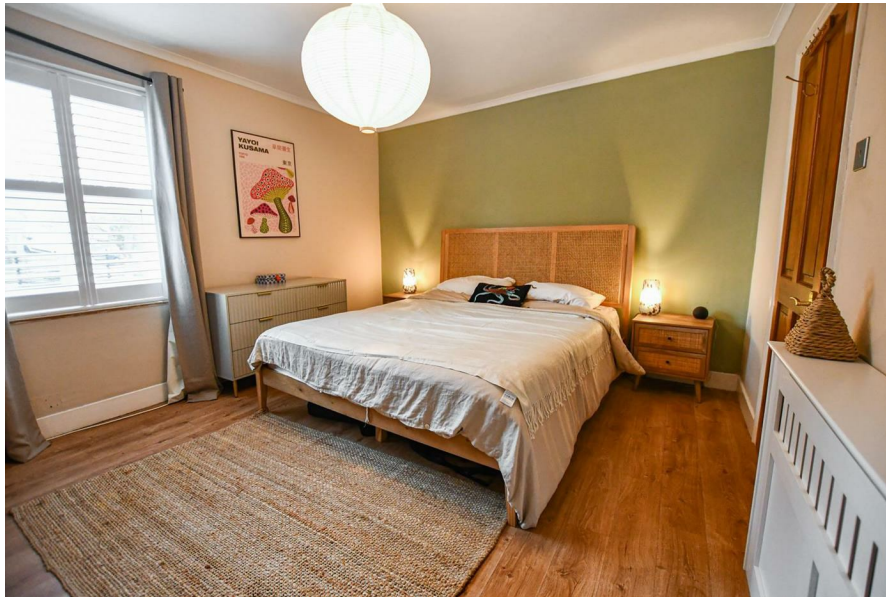
To the rear of the property steps lead down to a decked seating area, a laid to lawn garden with a flower bed borders, a shed and outside lighting.

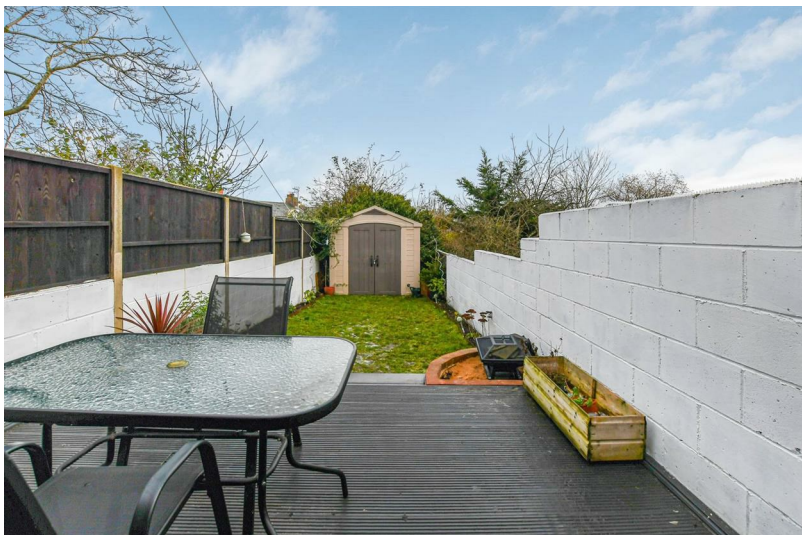
Please note there is a side gate access as the property benefits from a right of way over the neighbouring properties gardens.

Sales Agents Notes

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		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £275,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

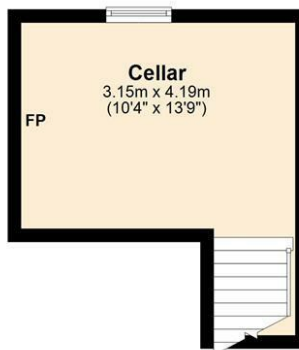
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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>.

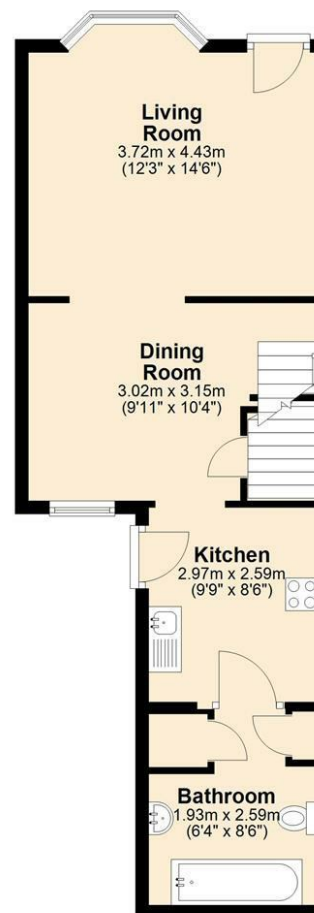
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Basement
Approx. 15.2 sq. metres (163.9 sq. feet)



Ground Floor
Approx. 39.9 sq. metres (429.7 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 93.5 sq. metres (1005.9 sq. feet)



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