



Brickfields Avenue, Newmarket, CB8 7RX

CHEFFINS

Brickfields Avenue

Newmarket,
CB8 7RX

4 2 2

Guide Price £325,000

- 4 Double Bedrooms – 1 Ensuite
- Modern Fitted Kitchen
- 2 Reception Rooms
- Generous Enclosed Rear Garden
- 2 Allocated Parking Spaces
- Convenient Access to A14
- NO CHAIN

A spacious 4 bedroom end of terrace property situated in a popular residential development with excellent access to the A14 and Cambridge. Offered with NO ONWARD CHAIN, the property benefits from an entrance hall, a recently refitted modern kitchen, 2 reception rooms, 4 double bedrooms, an ensuite shower room and a family bathroom. Externally the property has a generous enclosed rear garden and 2 allocated parking spaces.





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

12'5 x 4'10

with entrance door, hardwood flooring, under stairs cupboard.

CLOAKROOM

4'10 x 4'6

with low level WC, hand wash basin, radiator.

LIVING ROOM

14'4 x 14'4

with a bay window to the front aspect, radiator, hardwood flooring.

DINING ROOM

12'1 x 10'1

with French doors leading out to the garden, hardwood flooring, radiator.

KITCHEN

14'4 x 12'1

with a brand new kitchen comprising a range of modern wall and base mounted units with worktops over, built-in oven and hob with extractor hood over, 1.5 stainless steel sink, space for washing machine and dishwasher, space for fridge and freezer, cupboard housing the boiler, large walk-in pantry.

FIRST FLOOR**LANDING****BEDROOM 1**

12'5 x 12'1

with a double built-in wardrobe, window to the rear aspect.

ENSUITE SHOWER ROOM

with a shower cubicle, low level WC, hand wash basin, heated towel rail, window to the side aspect.

BEDROOM 2

12'1 x 9'9

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

BEDROOM 3

11'1 x 9'2

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

BEDROOM 4

10'1 x 8'2

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

BATHROOM

with a panelled bath with shower over, hand wash basin, low level WC, heated towel rail.

OUTSIDE

The rear garden is generously sized and is mainly laid to lawn with a timber built shed and a small area laid to gravel with a pathway to the gated side access.

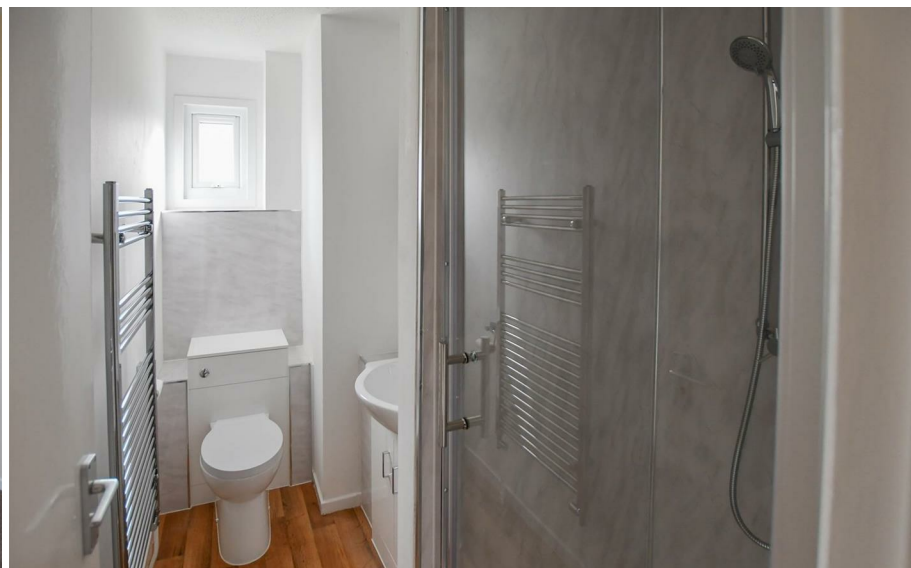
To the rear of the property is a shared parking area with allocated tandem parking for 2 cars.

SALES AGENTS NOTES

There is an annual fee payable of approx. £130 to Studlands Six Ltd for maintenance of communal areas on the estate.

Please note the property construction is of timber frame with wood cladding and a ground floor brick skin.

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

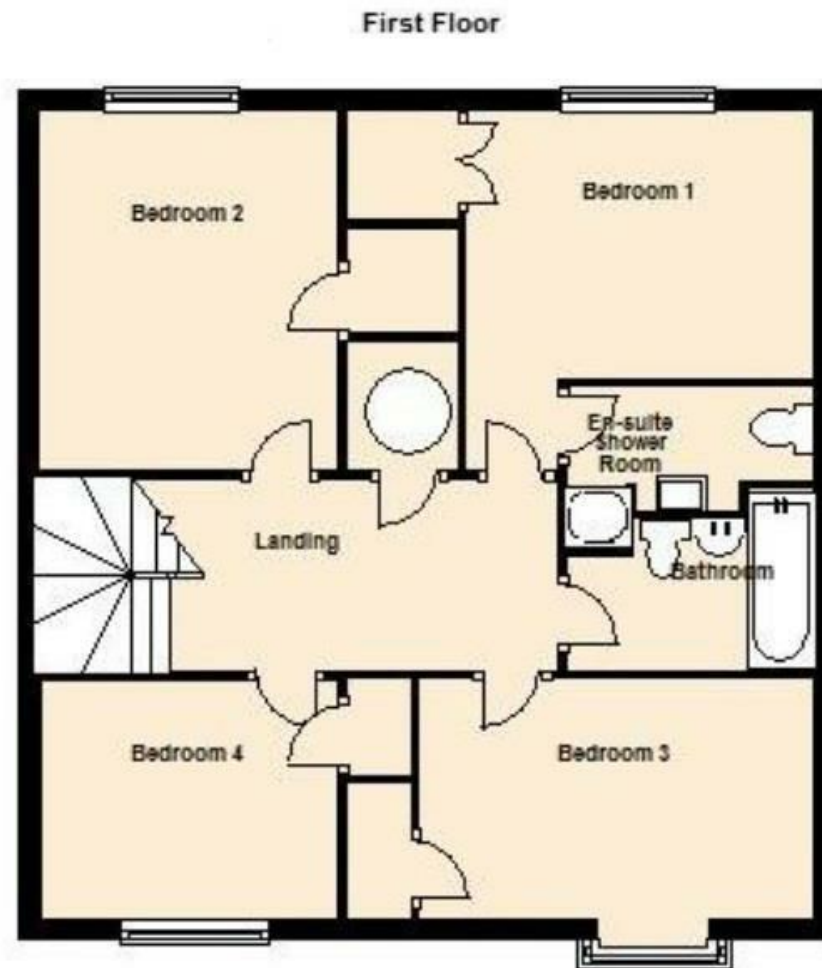
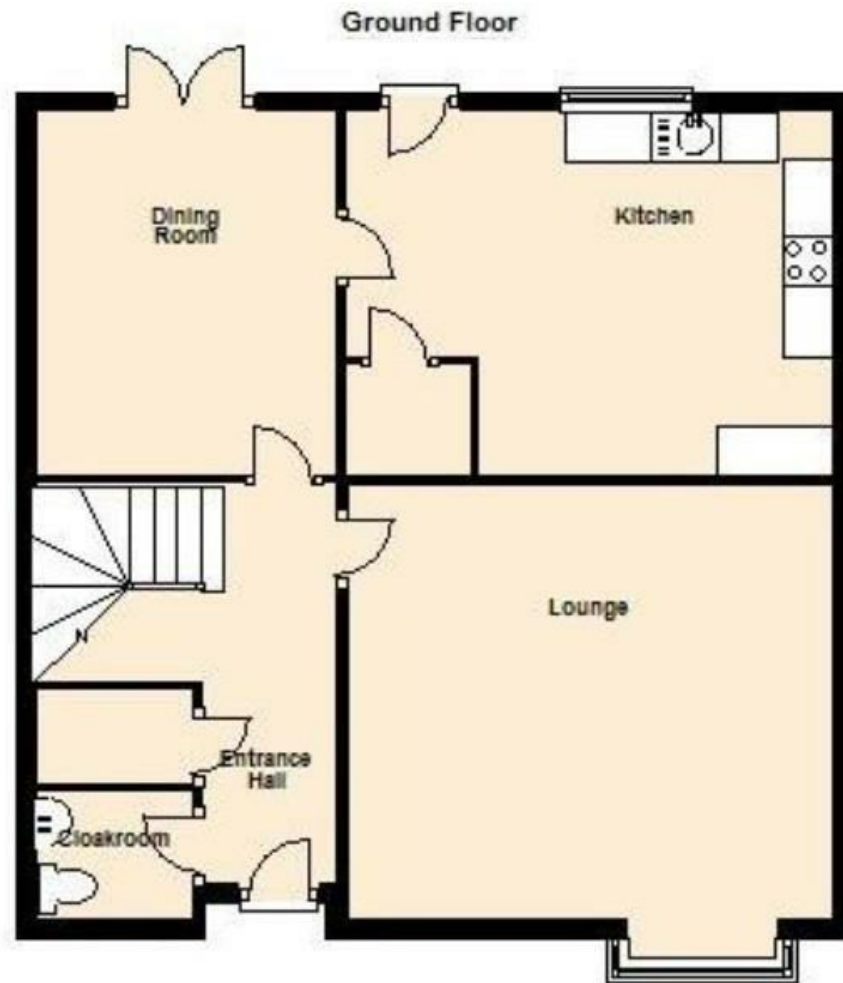


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £325,000
 Tenure - Freehold
 Council Tax Band - C
 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>.

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.

