



Rous Road, Newmarket, CB8 8DH

CHEFFINS

Rous Road

Newmarket,
CB8 8DH

- Victorian Terraced Property
- Large Double Aspect Living Room
- Light & Airy Kitchen/Breakfast Room
- 3 Bedrooms
- 2 Shower Rooms plus a Family Bathroom
- Enclosed Rear Garden
- Sought-After Town Location
- NO CHAIN

A 3 bedroom Victorian property offered with NO CHAIN and situated in a sought-after town centre location. The accommodation is over 1,300 sq ft and comprises of a large open plan double aspect living room with a split level dining room and a beautiful light and airy kitchen/breakfast room with bi-folding doors opening onto the enclosed rear garden. The first floor benefits from 3 bedrooms, 2 shower rooms and a bathroom. Viewing Recommended.

3 3 2



Guide Price £395,000



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.

ENTRANCE PORCH

with a beautiful stained glass doorway, cupboard housing the electrics and meters, radiator.

LIVING ROOM

Open plan double aspect room with a large bay sash window to the front aspect, gas fire with quarry tiled hearth and wooden surround, double radiator, under stairs storage cupboard, French doors opening onto the rear garden.

DINING ROOM

A split level room with a step down from the living room, window to the side aspect, radiator, stairs to the first floor.

CLOAKROOM

with a wall mounted wash hand basin, low level WC, window to the side aspect.

KITCHEN/BREAKFAST ROOM

A light and airy space with a range of matching wall and base units with work surfaces over, large Rangemaster range oven, space and plumbing for appliances, 1.5 bowl stainless steel sink unit with mixer tap, part tiled and part laminate flooring, radiator, window to the side aspect and bi-folding doors opening onto the rear garden.

FIRST FLOOR

LANDING

with a loft hatch accessed by an electrically operated ladder to the good sized loft space which is boarded with power connected.

BEDROOM 1

with built-in bedroom furniture including wardrobes and drawers, radiator, sash window to the rear aspect.

ENSUITE SHOWER ROOM

with a pedestal wash hand basin, shower cubicle, radiator, tiled flooring, extractor fan.

BEDROOM 2

with a bay fronted window, radiator, built in wardrobe.

FAMILY BATHROOM

with a suite comprising a low level macerator WC, pedestal wash hand basin, side panel bath with shower over, tiled walls, radiator, sash window to the front aspect.

BEDROOM 3

with a sash window to the rear aspect, built in wardrobe, radiator.

SHOWER ROOM

with a pedestal wash hand basin, corner shower cubicle with built-in seat, radiator, tiled walls, built-in furniture, heated towel rail, window to the side aspect.

SEPARATE WC

with a low level WC, window to the side aspect.

OUTSIDE

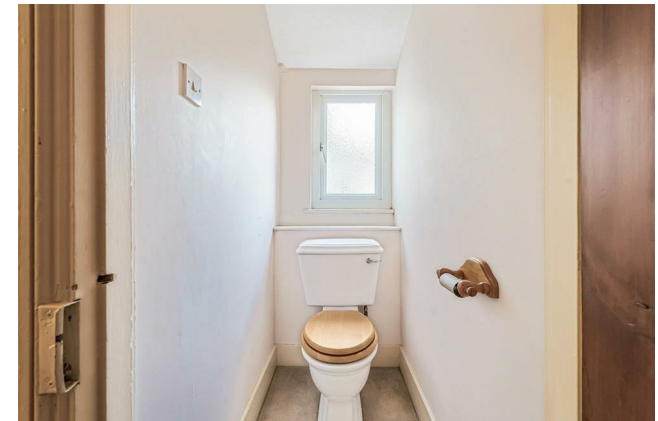
To the rear of the property is an enclosed garden mainly laid to patio with a brick built flower bed planter, steps lead up to a further paved area with timber pergola over, timber built storage shed and rear gated access.

The front of the property is laid to patio and is enclosed by iron railings and an iron gate.


SALES AGENTS NOTES

The property is located in a conservation area.

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 | 61 | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
|  | | |

Guide Price £395,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk

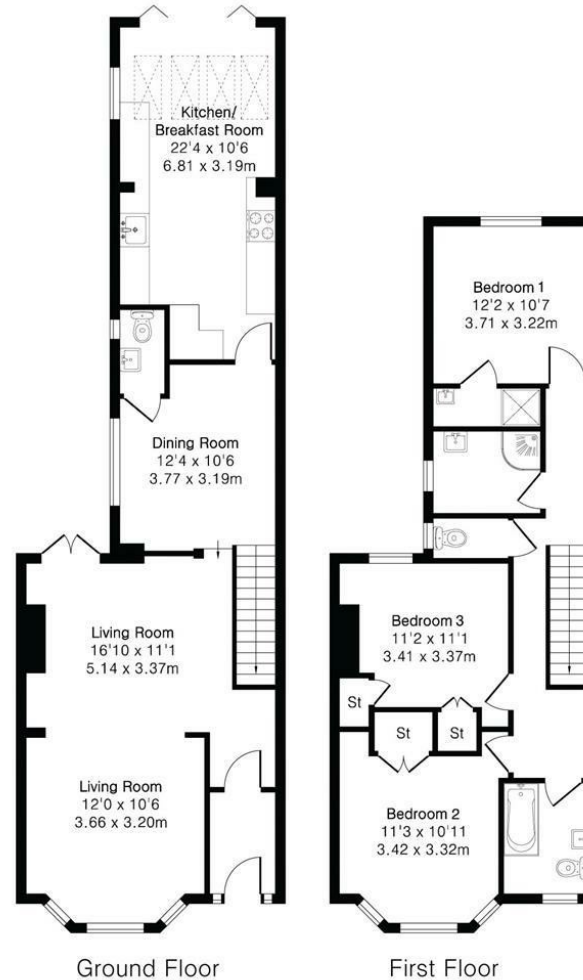




Approximate Gross Internal Area 1388 sq ft - 129 sq m

Ground Floor Area 764 sq ft – 71 sq m

First Floor Area 624 sq ft – 58 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

