



All Saints Road, Newmarket, CB8 8ES

CHEFFINS

All Saints Road

Newmarket,
CB8 8ES

- Two Bedroom Mid-Terraced Property
- First Floor Bathroom
- Living & Dining Room
- Modern Fitted Kitchen
- Enclosed Rear Courtyard Garden
- On Street Parking
- Solar Panels

A well presented 2 bedroom Victorian terraced house located on the South side of Newmarket. The accommodation comprises a living room, dining area, a modern fitted kitchen, first floor bathroom, 2 bedrooms and a loft conversion. Features include solar panels and an enclosed rear courtyard garden.

2 1 1

Guide Price £240,000





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.

LIVING ROOM

with entrance door, radiator, wood burning stove, solid wood flooring, stairs to the first floor, window to the front aspect.

DINING AREA

with understairs storage cupboard, radiator, solid wood flooring.

KITCHEN

with a range of matching wall and base units with built-in electric oven, 4 ring electric hob with extractor hood over, plumbing for washing machine, stainless steel 1.5 bowl sink with mixer taps, space for fridge/freezer, tiled splashbacks, radiator, laminate flooring, inset spotlights, door to the rear garden, window to the side aspect.

FIRST FLOOR

LANDING

with stairs to the loft conversion, radiator, laminate flooring.

BEDROOM 1

with a radiator, cast iron feature fireplace, 2 built-in wardrobes, laminate flooring, window to the front aspect.



BEDROOM 2

with a radiator, laminate flooring, built-in wardrobe, window to the rear aspect.

BATHROOM

A refitted suite comprising an 'L' shaped bath with shower over, vanity wash hand basin, low level WC, tiled walls, laminate flooring, built-in storage, window to the rear aspect.

LOFT CONVERSION

A beautiful space with exposed brick features and a velux window.

OUTSIDE

The rear garden is laid to patio seating area with gated rear access and a shingled pathway.

Sales Agents Notes

The property has the benefit of 7 solar panels which were installed in 2014 and are owned outright. Our vendor has advised OVO currently pay approx. £250 a year for excess energy.

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





Approximate Gross Internal Area 856 sq ft - 80 sq m

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 329 sq ft – 31 sq m

Second Floor Area 153 sq ft – 14 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	45	71
England & Wales	EU Directive 2002/91/EC	

Guide Price £240,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.

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