



Lester Piggott Way, Newmarket, CB8 0BJ

CHEFFINS

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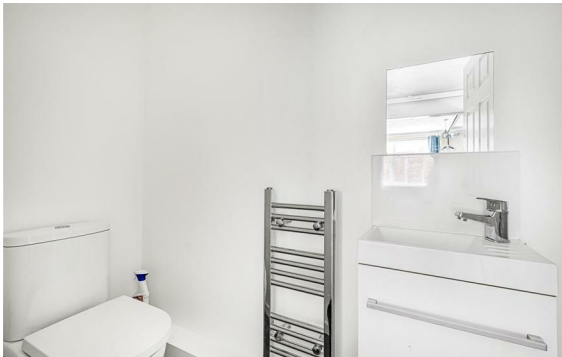
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Guide Price £300,000

- Ground Floor Bedroom/Reception Room
- Ground Floor Bathroom Facilities
- 4 Bedrooms on the First Floor
- Low Maintenance Garden
- Versatile Accommodation
- NO CHAIN

A spacious and versatile 5 bedroom terraced property, available with NO CHAIN, situated in a popular residential area. The property features a rear extension offering flexible living space, including a ground floor bedroom/reception room, a living room, modern fitted kitchen and ground floor bathroom facilities, currently adapted for accessible living. Upstairs, you'll find 4 bedrooms and an additional bathroom. Externally, the property benefits from a low maintenance rear garden.





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 double glazed entrance door to the front and a glazed window, further glazed internal door into the;

ENTRANCE HALL

with stairs to the first floor, laminate flooring, 2 large storage cupboards.

LIVING ROOM

with a double glazed window to the front aspect, radiator, parquet style flooring.

SHOWER ROOM

with a low level WC, vanity wash hand basin, shower cubicle, tiled walls and tiled flooring, radiator, extractor fan.

KITCHEN

with a range of matching wall and base units with work surfaces over, 1.5 bowl stainless steel sink, 4 ring Induction hob with extractor hood over, eye level electric oven, built-in fridge/freezer, built-in dishwasher and washing machine, wall mounted gas boiler, spotlights, laminate flooring.

REAR HALLWAY

with a double glazed window to the side aspect, double glazed door into;

BEDROOM/RECEPTION ROOM

A generous sized room with dual aspect windows to the side and rear aspects, radiator.

Currently adapted for accessible living with a built-in hoist.

BATHROOM

with a double glazed window to the side, range of base units, stainless steel sink, high level bath, low level WC, tiled flooring, radiator.

Previously the kitchen which has been converted and adapted for accessible living with a built-in electric hoist.

SHOWER ROOM

accessed via the bathroom with a low level WC, vanity wash hand basin, shower cubicle, tiled flooring.

FIRST FLOOR

LANDING

with a double storage cupboard, further cupboard, loft access and a window to the front aspect.

BEDROOM 1

with a radiator and double glazed window to the rear aspect.

Currently being utilised as a lounge area.

BEDROOM 2

with built-in wardrobes, radiator, double glazed window to the rear aspect.

BEDROOM 3

with a radiator and double glazed window to the rear aspect.

BEDROOM 4

with a radiator and double glazed window to the front aspect.

FAMILY BATHROOM

with a low level WC, vanity wash hand basin, walk-in shower with glass screen, heated towel rail, tiled walls and tiled flooring, double glazed window to the front aspect.

OUTSIDE

The rear garden is low maintenance, laid to paving with a brick built storage, rear and side gated access.

To the front of the property is a laid to lawn area with mature shrubs and pathway access.

There is a residents parking area located nearby, on a first come first serve basis.

SALES AGENTS NOTES

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

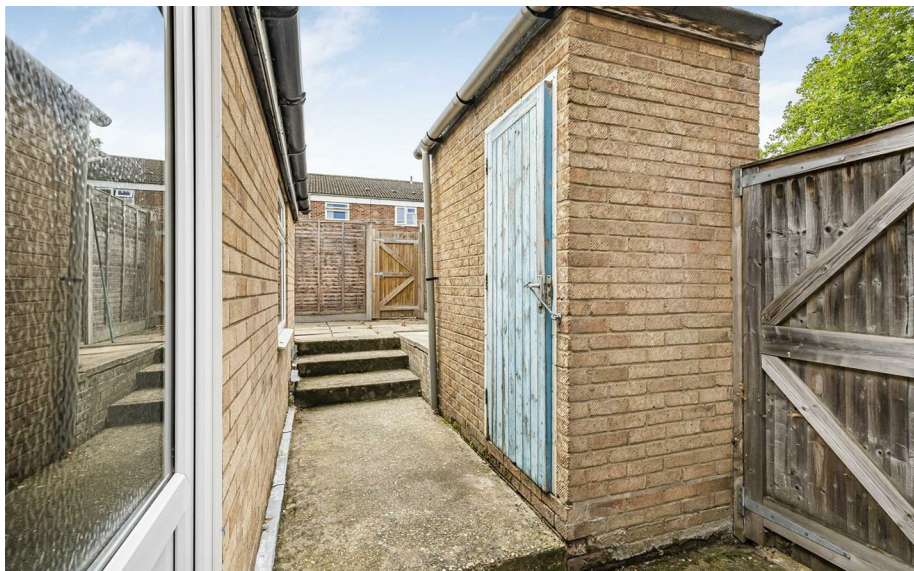




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - West Suffolk



**Approximate Gross Internal Area 1409 sq ft - 131 sq m
(Excluding Outbuilding)**

Ground Floor Area 845 sq ft – 79 sq m

First Floor Area 564 sq ft – 52 sq m

Outbuilding Area 23 sq ft – 2 sq m



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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