



Freshfields, Newmarket, CB8 0EF

CHEFFINS

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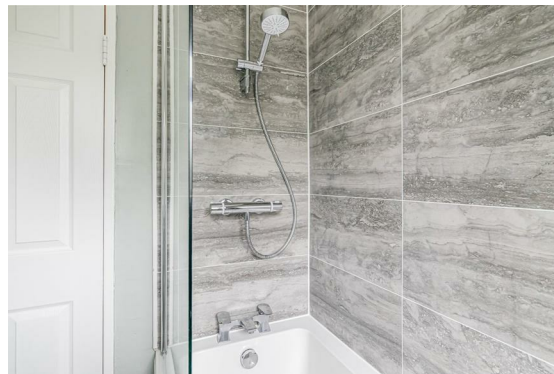
- Town Location
- 2 Bedrooms
- Fitted Kitchen
- Rear Garden & Outbuilding
- Refitted Bathroom
- Short Walk to High Street

A well presented first floor 2 bedroom maisonette located just a short walk to the High Street. The property is double glazed and has a living/dining room, a good sized fitted kitchen and a refitted bathroom. Outside, is a generous rear garden with a paved patio area and an outbuilding for storage. Viewing Recommended.

2 1 1

Guide Price £195,000





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 HALL

with a double glazed entrance door, stairs leading up to the hallway with loft access.

LIVING/DINING ROOM

with 2 windows to the front aspect, radiator, hatch into the kitchen.

KITCHEN

with a range of matching wall and base units with work surfaces over, sink with mixer tap, 4 ring gas hob with extractor hood over, built-in double ovens, a range of integrated appliances including dishwasher and fridge/freezer, space and plumbing for washing machine, wall mounted gas fired boiler (installed 2024), tiled flooring.

BEDROOM 1

with 2 double glazed windows to the front aspect, radiator, built-in wardrobe.

BEDROOM 2

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

BATHROOM

with a refitted suite comprising a low level WC, vanity wash hand basin, bath with shower over and glass screen, tiled splashbacks, double glazed window to the rear aspect.

OUTSIDE

The property is accessed by steps leading up to the private entrance door. To the side is a brick built outbuilding with window to the front aspect.

Gated access leads to a large garden which is mainly laid to lawn with a paved seating area.

Please note the neighbouring property has a right of way through the rear garden in order to access their own garden.

Sales Agents Notes

Tenure - Leasehold

Length of Lease - 83 years remaining

Annual Ground Rent - £10

Annual Service Charge - £250

Service Charge Review Period - Annually

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





Approximate Gross Internal Area 746 sq ft - 69 sq m (Excluding Outbuilding)

Outbuilding Area 65 sq ft – 6 sq m



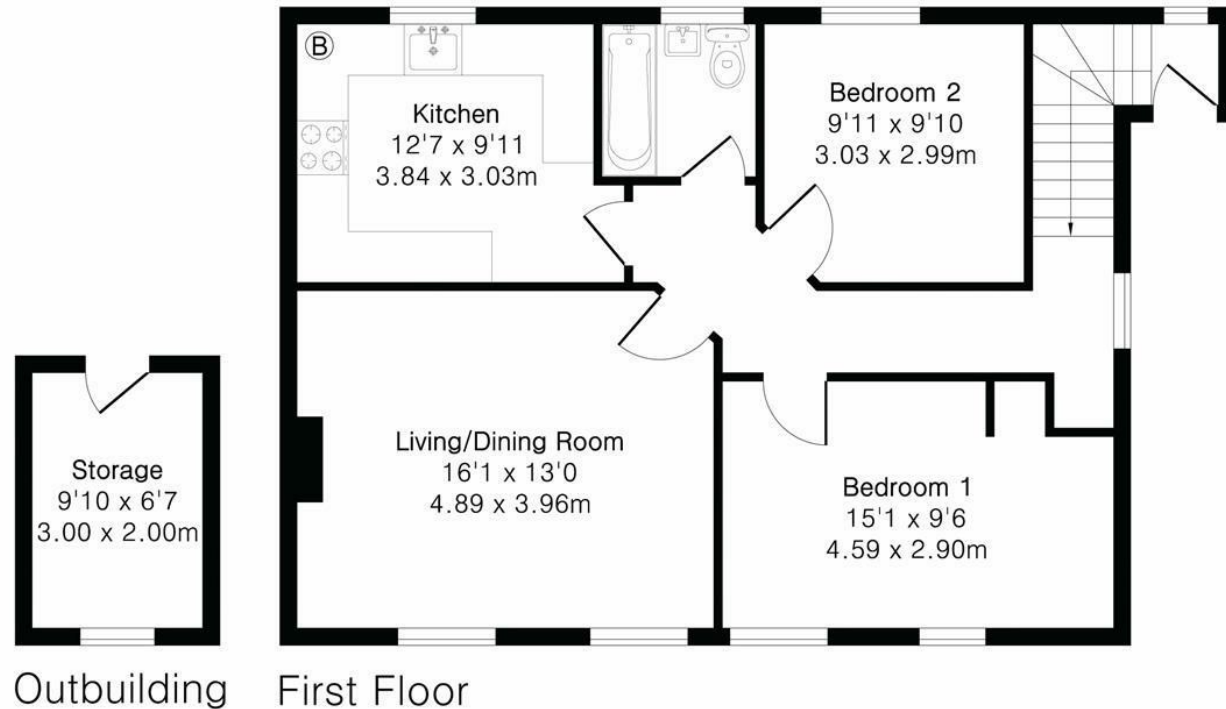
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £195,000

Tenure – Leasehold

Council Tax Band – A

Local Authority – West Suffolk



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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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.



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