



**125 New Cheveley Road,
Newmarket**

**DAVID
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125 New Cheveley Road, Newmarket, Suffolk, CB8 8BU

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This recently updated three-bedroom end-terrace family home in the popular town of Newmarket. The property is located within walking distance of the train station and town centre with all of its amenities. It features an open-plan sitting/dining room, 3 well-proportioned bedrooms, and a generously sized rear courtyard and separate rear garden which backs onto private allotments.

A bright and airy three-bedroom end terrace property with generous rear garden, situated close to the town centre and train station.

Ground Floor

ENTRANCE HALL A welcoming space, with neutral decor, stairs rising to the first floor, and access through to the downstairs living space.

SITTING/DINING ROOM A wonderful open-plan space with double aspect windows flooding the space with light. With integrated understairs storage and ample space for a variety of sitting, dining and storage furniture.

KITCHEN Extensively fitted with a range of units under worktops and matching wall mounted units with a stainless-steel sink and drainer inset. Appliances include a double electric oven with electric hob over. There is further space and plumbing for a washing machine/dishwasher as well as space for a freestanding fridge/freezer. With window to side aspect, and door leading out to side courtyard.

BATHROOM A fully tiled space with frosted window to the side aspect. Full matching suite including bath with shower over, hand wash basin, WC and heated towel rail.

First Floor

LANDING With access to the loft and doors leading to:

BEDROOM 1 A spacious double with large window to the front aspect. There is also built in wardrobe storage.

BEDROOM 2 Another comfortable double with window facing to the rear aspect.

BEDROOM 3 With window facing to the rear aspect.

Outside

Immediately from the kitchen, the property enjoys an enclosed, low maintenance courtyard ideal for al fresco entertaining and is complete with outside water point. Through the rear gate, there is a path behind the property providing bin access for number 125 and the neighbours. Across the path leads into the wonderful additional garden which is mainly laid to lawn. There are a selection of mature shrubs and trees with a patio area and storage shed.

The front garden is enclosed by a low-level fence and laid with shingle for minimal maintenance.

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SERVICES Gas fired central heating to radiators. Main water, drainage, electricity and gas. Note, none of these have been tested by the agent.

AGENTS NOTE As is common with terrace properties, the two immediate neighbours have a right of access across the rear of number 125 for bin access etc as would often be expected.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND B.

TENURE Freehold.

WHAT3WORDS combos.nibbles.difficult

EPC D.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

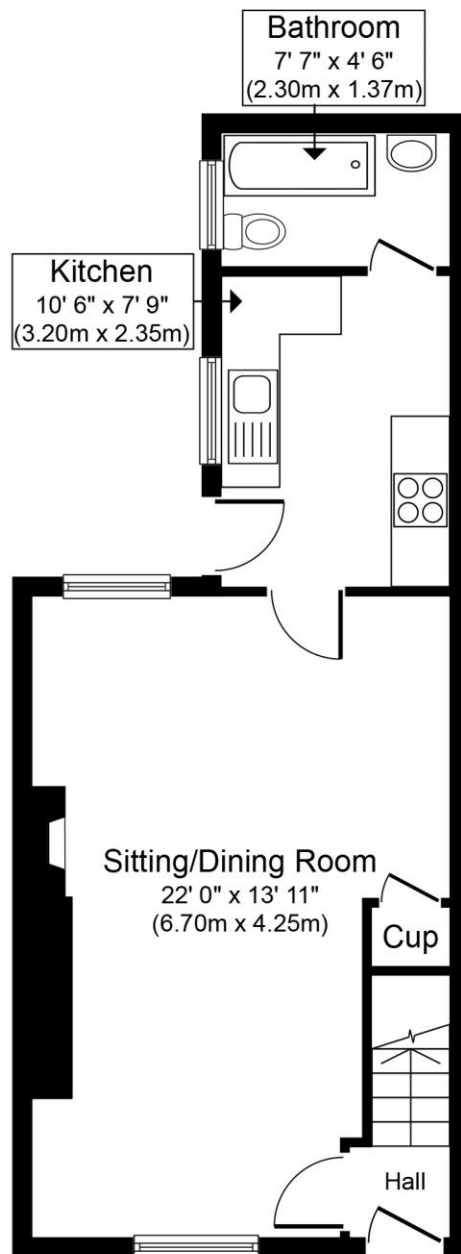
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone.

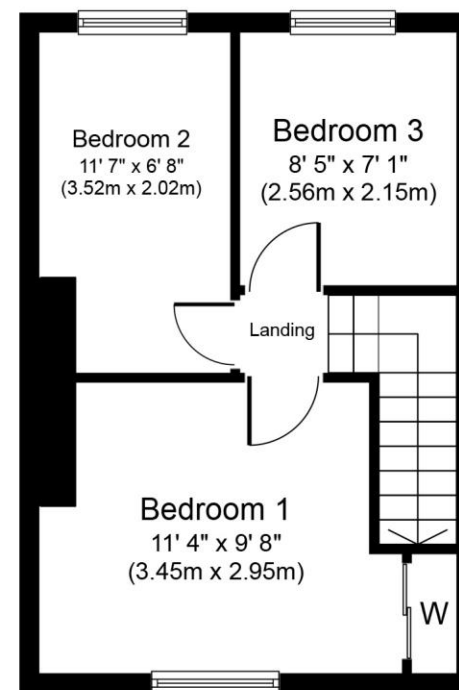
VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
426 sq. ft.
(39.6 sq. m.)



First Floor
Approximate Floor Area
306 sq. ft.
(28.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

