17 STANLEY ROAD, NEWMARKET, CB8 8AF

Offers In Region Of £190,000
A smartly presented Victorian end of terrace house situated in this highly convenient location offering excellent access to the nearby railway station and town centre.

The residence stands in an end of terrace position, of mainly brick facing elevations under a pitched and tiled roof. The house enjoys two bedrooms on the first floor and a cozy living room, smart kitchen, rear hallway and bathroom on the ground floor. There is a pretty garden to the rear and a viewing is strongly recommended to appreciate the accommodation on offer.

* End terrace house
* Two Bedrooms
* Living room
* Kitchen
* Bathroom
* Gas central heating
* Double glazing
* Garden

Newmarket is renowned as the headquarters of British Horseracing and offers an interesting and varied range of local shops and amenities. These include the National Horseracing museum, National Stud, hotels, restaurants and leisure facilities. There is a regular railway service to the neighbouring towns of Bury St Edmunds and the University City of Cambridge both of which are approximately 13 miles from Newmarket.
Entrance door to;
LIVING ROOM
with understairs cupboard, double glazed window to front, television point, attractive ornamental fireplace, radiator, opening to;

KITCHEN
with single drainer stainless steel sink unit, cupboard below, a range of matching wall and floor units with working surfaces and tiling to splashback areas. Fitted oven, gas hob and cooker hood, plumbing for washing machine, stairs to first floor, cupboard housing gas Vaillant boiler, double glazed window to rear and opening to;

REAR HALL
with part frosted glazed door to side, shelved cupboard and door to;

BATHROOM
with white suite comprising low level WC, wash basin, bath with Triton electric shower over, frosted double glazed window to side, radiator.

FIRST FLOOR LANDING
BEDROOM 1
with ornamental fireplace, double glazed window to front, radiator.

BEDROOM 2
with double glazed window to rear elevation, over stairs cupboard, radiator

REAR GARDEN
the rear garden is laid mainly to lawn with a timber shed and gated side access.

AGENTS NOTES
Council tax band B - Forest Heath District Council - £1370.27 (2019/20)

*Draft Details – awaiting Owners approval*
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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.