Cheveley Road, Newmarket, Suffolk

Pocock + Shaw

37 Cheveley Road
Newmarket
Suffolk
CB8 8AD

A beautifully presented two-bedroom Victorian mid-terraced home in a sought-after location south-east of the town centre. Thoughtfully updated throughout, the property combines period character with stylish modern finishes. Highlights include a spacious open-plan living/dining room with oak flooring, a well-equipped character kitchen, two generous double bedrooms and a contemporary ground-floor bathroom. Outside is a delightful, enclosed landscaped courtyard garden, ideal for outdoor seating and entertaining.

Guide Price £250,000

Location Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Accommodation

Living room/dining room an excellent open plan room with attractive oak wood flooring, stairs leading to the first floor, feature fireplace and period style radiators.

Inner hallway with oak wood flooring and an opening leading to the kitchen.

Kitchen with a range of fitted base and wall mounted units, oak wood worktops with an inset ceramic sink and drainer, integrated eye level oven and grill, 5 burner gas hob with glass splashback and stainless steel extractor hood over, cupboard housing a gas fired combination boiler, oak wood flooring and a pair of French doors leading to the garden.

Bathroom with a modern white suite comprising a bath with mixer tap and shower over, hand basin and low level WC, heated towel rail, tiled flooring and part tiled walls.

First floor

Landing with doors leading to:

Bedroom 1 with wood flooring and feature panelling.

Bedroom 2 with feature panelling and built in cupboard storage.

Outside To the front is an attractive garden enclosed by a low-level perimeter wall, with established shrubs, shingle and paved pathways leading to the front door.

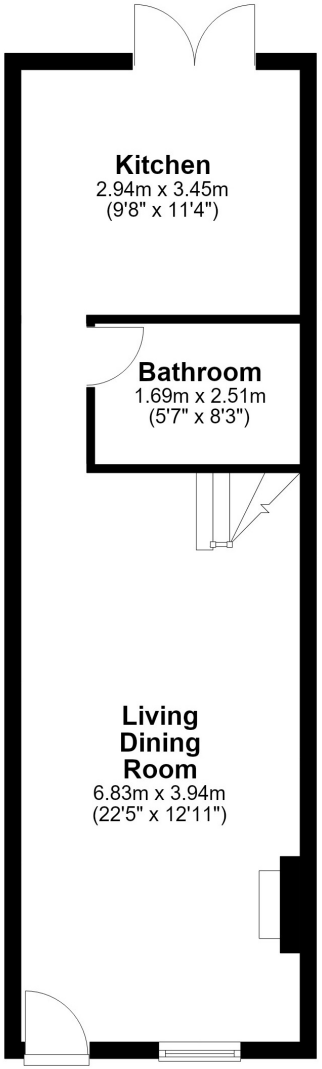
To the rear is a beautifully landscaped courtyard garden, featuring stone paving, a shingled seating area and an attractive variety of established shrubs and flowering plants. Gated access leads to the rear.

Agents' note Some images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes. The underlying property and its permanent structural features remain as photographed.

Services and tenure

Tenure The property is freehold.
Services Mains water, gas, drainage and electricity are connected.
The property is not in a conservation area.
The property is in a medium flood risk area.
The property has a registered title.
Internet connection, basic: 14Mbps, Superfast 49Mbps, Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available. EPC: D
Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



Ground Floor

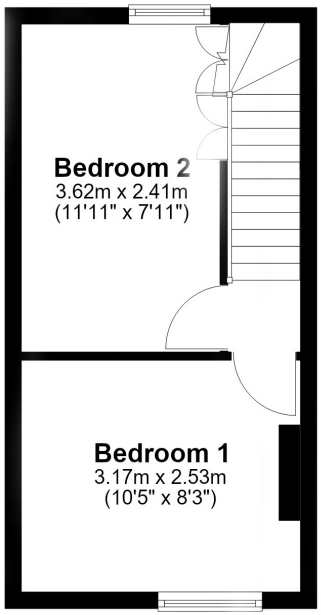
Approx. 43.5 sq. metres (468.4 sq. feet)

Total area: approx.

x. 64.0 sq. metres (688.5 sq. feet)

First Floor

Approx. 20.4 sq. metres (220.0 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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