

**pocock & shaw**

Residential sales, lettings & management





146 New Cheveley Road  
Newmarket, CB8 8BY

A 3 bedroom mid terraced house standing in a popular residential area south of the town. The accommodation has the benefit of gas central heating and includes a sitting/dining room, kitchen and ground floor bathroom. Good sized rear garden with gated side access. No Chain.

Guide Price: £199,995



Newmarket 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.

With the benefit of a gas fired radiator heating system and UPVC double glazed windows in detail the accommodation includes:-

### **Ground Floor**

#### **Hall**

Entrance door, radiator, stairs to the first floor.

**Sitting Room** 6.57m (21'7") x 4.24m (13'11")  
UPVC double glazed window to front and rear aspect, two radiators, understairs storage cupboard.

**Kitchen** 3.11m (10'3") max x 2.27m (7'5")  
Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge and cooker with extractor hood over, wall cupboard housing a combination gas fired boiler, UPVC window to the side, radiator, tiled flooring, uPVC rear door to garden.

#### **Bathroom**

Fitted with three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, UPVC window to the side, radiator, tiled flooring.

#### **First Floor**

#### **Landing**

Access to loft space.

**Bedroom 1** 3.40m (11'2") min x 2.83m (9'3")  
UPVC window to the front, radiator.

**Bedroom 2** 3.57m (11'8") x 2.01m (6'7") max  
UPVC window to the rear, radiator.

**Bedroom 3** 2.58m (8'6") x 2.11m (6'11")  
UPVC window to the rear, radiator.

#### **Outside**

This property is set behind a front garden with grass and front hedge and path to the front door.

The rear garden is of a good size, laid to lawn with decked patio and garden shed. There is a shared pedestrian access across the rear.



## Services

Mains water, gas, drainage and electricity are connected.

## Tenure

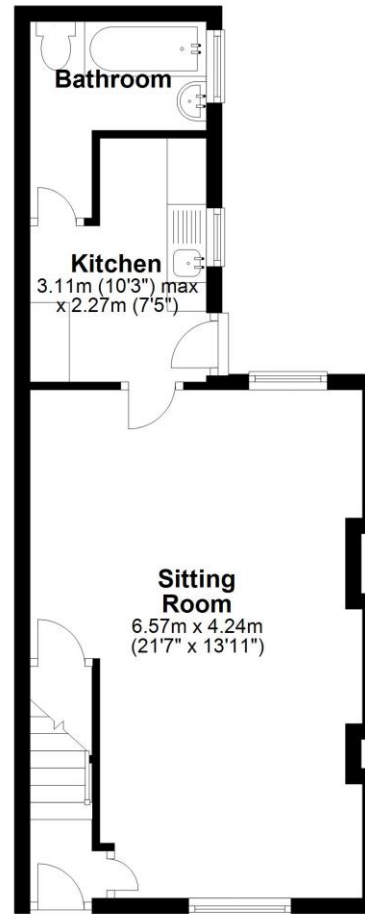
The property is freehold.

**Council Tax Band: B** West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS

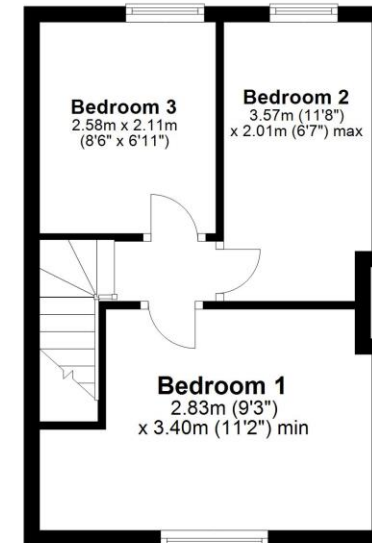
## Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 64.3 sq. metres (692.5 sq. feet)

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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