



HOLLAND PARK | CHEVELEY

Three Bedroom Family Home in Sought After Village

HOLLAND PARK | CHEVELEY

Offers In Excess Of £225,000 Freehold

FEATURES

- Popular and highly regarded village of Cheveley
- Fantastic rental Opportunity for Investors (Current rent Value £1300 pcm)
- Walking distance to Cheveley Primary School, recreation ground and village shop
- Enclosed low maintenance rear garden
- Two parking spaces
- Semi-open plan living
- Easy Access to Kennett, Newmarket and Dullingham Train Stations
- Oil Central Heating

DESCRIPTION

Viewing is highly recommended to fully appreciate everything this home has to offer.

Situated at the end of a peaceful no-through road in the highly sought-after village of Cheveley, this beautifully presented mid-terrace home offers an excellent opportunity for first-time buyers, investors or families seeking a well-proportioned three-bedroom home. Ideally positioned within walking distance of Cheveley Primary School, the village shop and recreation ground, the property also enjoys convenient access to the famous racing town of Newmarket.

The well-presented accommodation comprises an entrance hall, a bright and comfortable living room, a spacious kitchen/dining room, three generously sized bedrooms and a modern family bathroom.

Entrance Hall

Tiled Flooring, Storage cupboard.

Kitchen/Diner 15'4" x 12'3" (4.68m x 3.75m)

Matching eye and base-level cupboards with a worktop over. Composite 1 1/3 bowl sink and drainer with a mixer tap. Space and connection for an electric cooker. Space and plumbing for a dishwasher and washing machine. Space for a fridge/freezer. Tiled splash-back to working areas. Tiled flooring. Window overlooking the front aspect. Understairs storage cupboard. Boiler storage cupboard. Opening to the dining area and living room.



ACCOMMODATION

Living Room 17'10" x 11'6" (5.46m x 3.53m)

Full height window and French doors leading to rear garden. LVT wood effect flooring.

Downstairs WC

Low level WC, hand wash basin with vanity unit below. Window to front.

First Floor Landing

Airing cupboard and loft access.

Bedroom 1 12'3" x 10'5" (3.75m x 3.19m)

Window to rear aspect. Built in double wardrobe with Mirrored doors.

Bedroom 2 11'6" x 10'5" (3.53m x 3.19m)

Window to front aspect. Built in double wardrobe with Mirrored doors.

Bedroom 3 8'2" x 7'5" (2.51m x 2.27m)

Window to rear aspect.

Family Bathroom 7'5" x 5'7" (2.27m x 1.72m)

White suite with a low-level, concealed cistern, W.C., inset wall-mounted hand basin with mixer tap, built-in storage cabinet, and panelled bath with mixer tap and wall-mounted shower. Tiled walls and an obscured window.

Outside

A gravelled area with shrub planting is enclosed by a high-quality metal fence and gateway. A pathway leads to the front door. There's an UPVC oil tank and a rear courtyard-style garden with block paving. French doors open to the living room and a lean-to storage area. An access gate leads to the rear.

Parking

Parking for two cars to the front of the property.

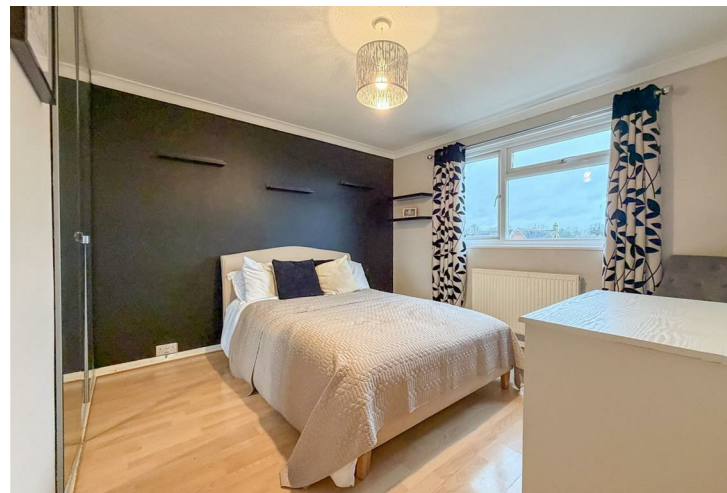
Agents Notes

Electric Supply - Mains Water Supply - Mains Sewerage - Mains Heating sources - Oil
Rights of Way, Easements, Covenants None that the vendor is aware of.

EPC - C Tenure - Freehold Council Tax Band - B (East Cambs)

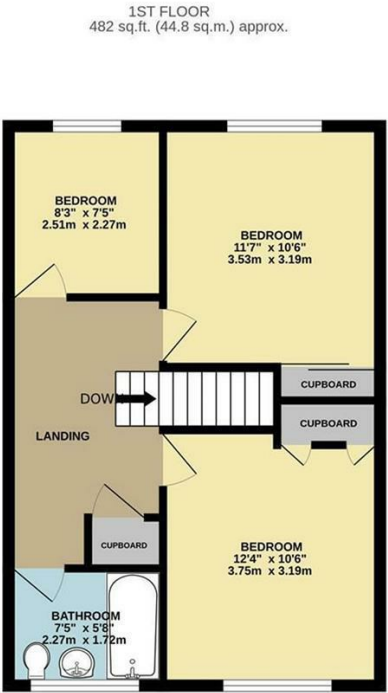
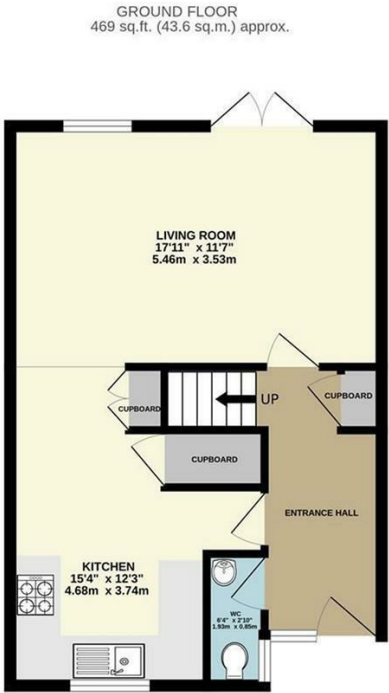
Estate Service Charge £140per Year 2026

Cross-wall construction









28 HOLLAND PARK, CHEVELEY
TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : B

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

