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HOLLAND PARK | CHEVELEY

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*Three Bedroom Family Home in Sought After Village*

## HOLLAND PARK | CHEVELEY

Guide Price £240,000 Freehold

### FEATURES

- Popular and highly regarded village of Cheveley
- Walking distance to Cheveley Primary School, recreation ground and village shop
- Enclosed low maintenance rear garden
- Two parking spaces
- Semi-open plan living
- Oil Central Heating
- Easy Access to Kennett, Newmarket and Dullingham Train Stations

### DESCRIPTION

**\*PROPERTY OF THE WEEK\*** - Situated at the end of a quiet no-through road in the popular village of Cheveley, this updated mid-terrace family home is within walking distance of Cheveley Primary School, the recreation ground and village shop.

The accommodation includes an entrance hall, living room, kitchen/dining room, three good-sized bedrooms and a bathroom. Externally, the property offers a fully enclosed front garden and an low maintenance rear courtyard garden.

#### 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

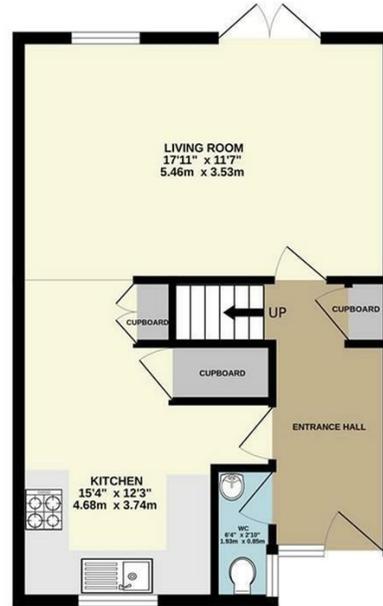




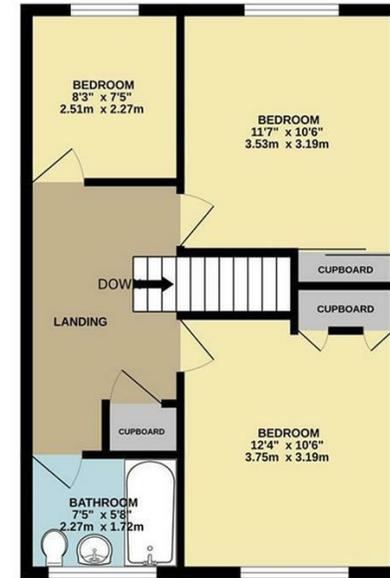




GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



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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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Council Tax Band : B

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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
<b>England &amp; Wales</b>			EU Directive 2002/91/EC	