



New Cheveley Road, Newmarket, CB8 8BX

CHEFFINS

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Newmarket,
CB8 8BX

A well presented 2 bedroom terraced property standing in a small development on the South side of town. The property benefits from a double aspect sitting/dining room, a well equipped fitted kitchen and a ground floor cloakroom. Additional features include 2 bedrooms on the first floor, a bathroom/shower room, off-road parking and communal gardens. EPC: D. Council tax band B.

LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

2 1 1

£1,200 PCM





LIVING ROOM

with newly fitted carpets, electric radiator and window to front and side aspects

INNER HALLWAY

with built-in cupboard, stairs leading to first floor.

KITCHEN

with 1.5 bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and upstands, integrated stainless steel oven and hob with stainless steel splashbacks and extractor hood, space and plumbing for washing machine, recessed ceiling lighting, window to side aspect.

CLOAKROOM

with low level WC, pedestal hand basin with mixer tap, tiled splashbacks, extractor fan.

LANDING

with storage cupboard housing water tank and freestanding shelves

BEDROOM ONE

with electric panel heater, windows to front and side aspects.

BEDROOM TWO

with electric panel heater, window to front aspect.

BATHROOM

with white suite comprising a paneled bath with mixer tap and shower attachment, separate shower cubicle, hand basin with mixer tap, low level WC, tiled splashbacks, heated towel rail, recessed ceiling lighting, window to side aspect.

OUTSIDE

The property is attractively situated in small development of 8 properties located on the South side of town. The property is accessed by a shared driveway leading to a parking area with communal gardens laid to lawn with established shrubs. A pathway leads to the front entrance door with an outside light.

Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - D

Council Tax - B

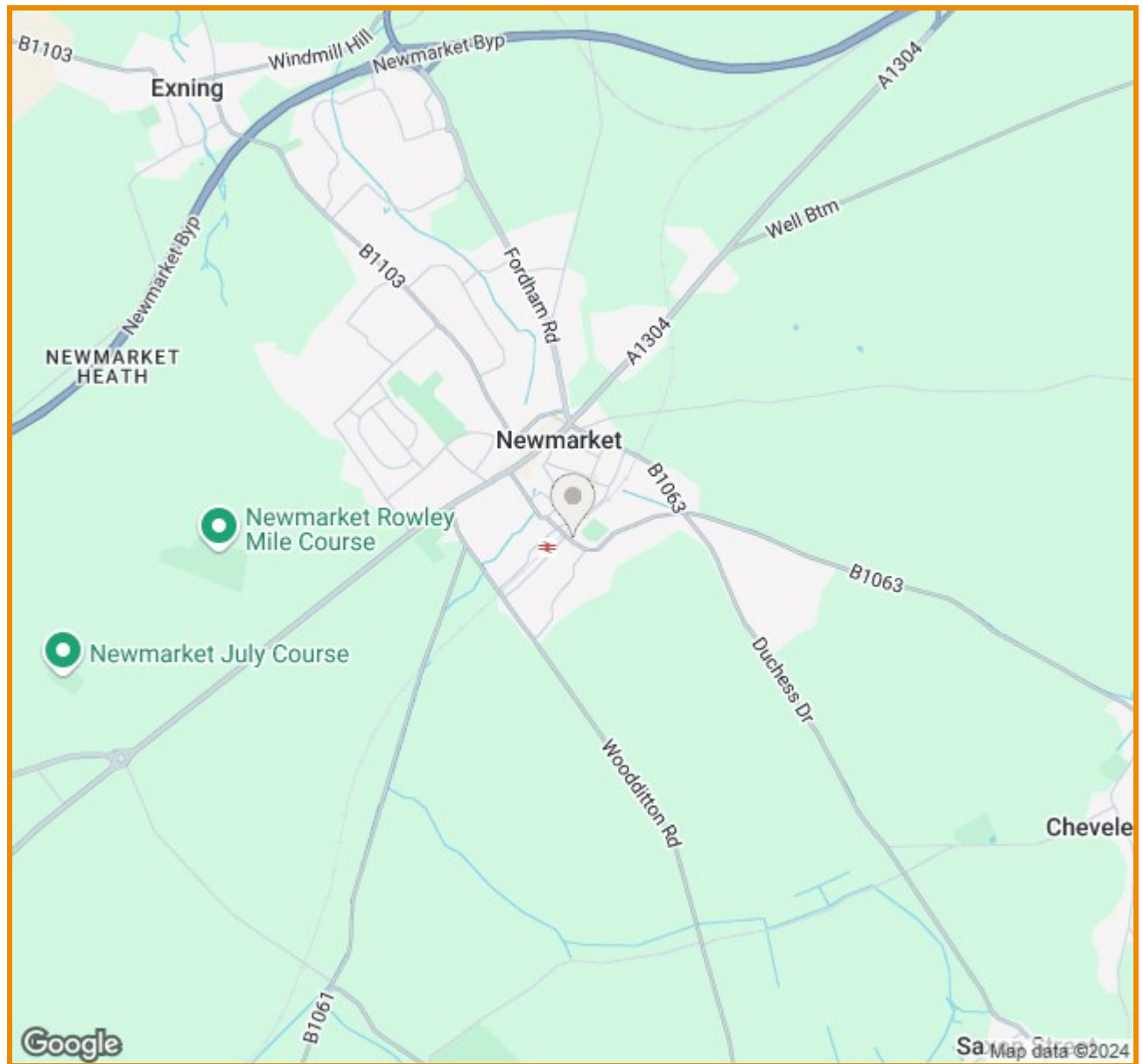
Square Footage -688.89

For more information on this property please refer to the Material Information brochure on our Website.



| Energy Efficiency Rating | | |
|---|--------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive | |

£1,200 PCM
 Council Tax Band - B
 Local Authority - West Suffolk



2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.