



HOLLAND PARK | CHEVELEY

Popular Village - End of Cul-de-Sac Location

HOLLAND PARK | CHEVELEY

£1,295 Per Month

FEATURES

- VACANT & READY TO MOVE INTO - Recently Repainted & New Carpets
- Walking distance to Cheveley Primary School & Easy Commute to Moulton Primary
- Within the Village is a Village Shop, Hairdressers & Cheveley Village Pavillion with Childrens Park & Recreation Ground
- Easy Access to Newmarket Via the B1063 Ashley Road
- Good links to local Train Stations, Newmarket, Dullingham & Kennett with links to Cambridge & Bury
- End of Cul-de-sac location

DESCRIPTION

VACANT & READY TO MOVE INTO - Clarke Philips are pleased to offer this well presented end of terrace three bedroom family home in the sought after village of Cheveley. Boasting a generous kitchen/breakfast room, lounge/diner and downstairs WC. Upstairs offers two double bedrooms and one single along with a family bathroom.

Within walking distance is Cheveley Pavilion with children's park, Cheveley Primary School, village shop and hairdressers. Making this an ideal place to raise a young family.

Entrance Hall

Obscure double glazed front door, storage cupboard and stairs leading to first floor. Wood effect flooring.

Downstairs WC

Obscure double glazed window to the side aspect. Low level WC, wash hand basin.



ACCOMMODATION

Kitchen/Breakfast Room 14'9" max x 9'6" (4.50m max x 2.90m)

Wide range of wall and base units with work top over, one and half style sink and drainer, island/breakfast bar to match the units, integrated cooker and microwave, electric hob with extractor over. Space for white goods. Double glazed window to the front aspect, built in cupboard housing Oil fired boiler.

Lounge/Diner 18'8" x 11'8" (5.71m x 3.56m)

Two double glazed sliding patio doors to the rear aspect, television and telephone points.

First Floor Landing

Loft Hatch Access - part boarded and with loft ladder. Airing cupboard.

Bedroom 1 10'5" x 10'4" (3.20m x 3.17m)

Double glazed window to the front aspect, double built-in wardrobe.

Bedroom 2 13'6" max x 10'2" (4.14m max x 3.10m)

Double glazed window to the rear aspect.

Bedroom 3

Double glazed window to the rear aspect.

Family Bathroom

Mostly tiled room with panel bath and shower over, low level WC, hand wash basin, heated towel rail and obscure double glazed window to front aspect.

Outside

Off-road parking for multiple vehicles, leading to a decorative frontage and path to the front entrance to the property. Enclosed rear garden mostly laid to lawn rear garden with a small patio space. Wood built shed and oil tank, side gate rear access.

Garage

Positioned En-bloc.

Property Information

Construction - Standard

Electric Supply - Mains - Water Supply – Mains Sewerage - Mains

Heating sources - Oil Central Heating

Broadband Connected - Yes

Broadband Type – Ultrafast available - Max 1000Mbps download - Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the landlord is aware of.



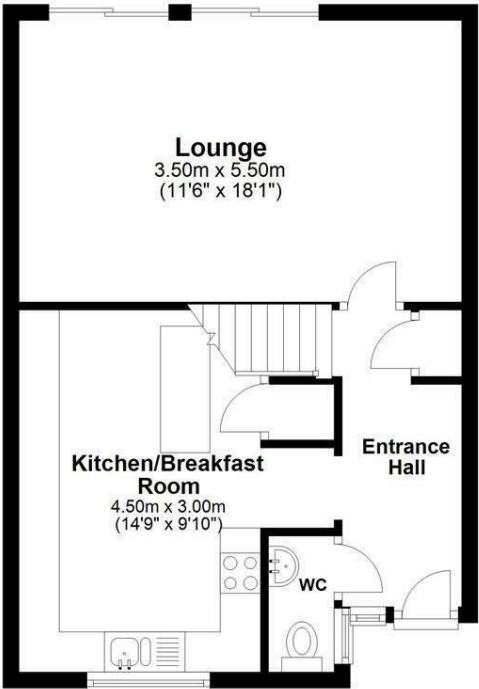






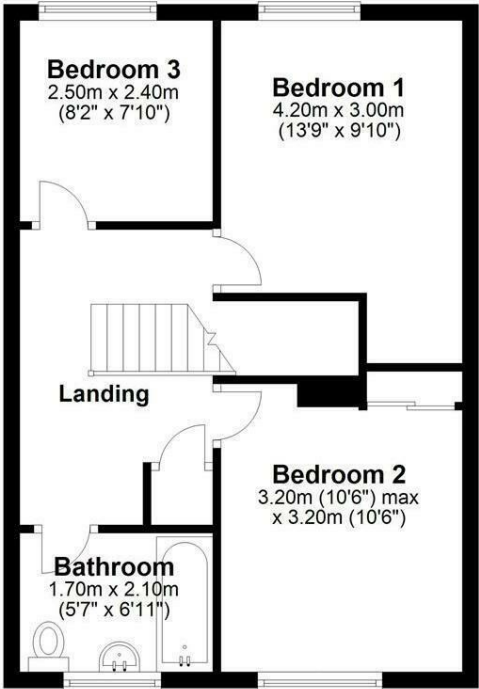
Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021.
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Council Tax Band : B

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