

**TO LET**



**Moulton, Newmarket**  
**£950 pcm**

  
**MARTIN&CO**



## Moulton, Newmarket

Cottage,  
2 bedroom, 1 bathroom

£950 pcm

Date available: 27th July 2019

Deposit: £950

Unfurnished

Council Tax band: D

- Flint Cottage
- Good Sized Garden
- 2 Bedrooms
- Quiet Location
- Easy access to A14 and A11
- 20 minutes to RAF bases
- Central Heating

EPC Rating D: A full copy of the EPC can be provided upon request from the Martin and Co office



THE ACCOMMODATION COMPRISES OF:

**KITCHEN** 9' 6" x 9' 1" (2.918m x 2.772m) With a range of cottage style units, split "stable" door to the garden, cooker, stairs leading to the bedrooms, door to the bathroom, laminate flooring, fridge, washing machine

**LOUNGE/DINER** 18' 4" x 13' 2" (5.608m x 4.015m) max With 2 x radiators, 1 x bow bay window, 1 x window, carpet flooring, electric feature fire, exposed beams, passage to front door

**BATHROOM** With vanity basin, WC suite, bath with shower over, heated chrome towel rail, 1 x radiator, 1 x window

STAIRS LEADING TO:

**BEDROOM 1** 13' 8" x 9' 2" (4.171m x 2.80m) With 1 x radiator, 2 x windows, built-in wardrobes, eaves storage, carpet flooring, wash hand basin

**BEDROOM 2** 10' 1" x 8' 7" (3.084m x 2.618m) With 2 x windows, 1 x radiator, carpet flooring

**CONSERVATORY** 9' 10" x 9' 10" (3m x 3m) Octagonal conservatory that has a covered link to the kitchen rear door, contains conservatory furniture that could remain if so wished.

**OUTSIDE** Good-sized lawn area that has lots of room for parking or entertaining.

Mature gardens that are easy to care for.

Large wooden shed.

Separate brick shed that houses the boiler and a clothes dryer.

Great views overlooking the village green.



## Martin & Co Newmarket

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