



Fitzroy Street, Newmarket, CB8 0JW



Fitzroy Street

Newmarket,
CB8 0JW

A fully updated and smartly presented detached bungalow standing in the heart of the town centre and within striking distance to the High Street. The property benefits from light and bright accommodation comprising an entrance hallway, cloakroom/WC, sitting room, newly fitted kitchen, 2 bedrooms and a refitted bathroom. Enjoying an enclosed low maintenance and landscaped garden to rear with private patio area. EPC: D, Council Tax Band: C. AVAILABLE NOW

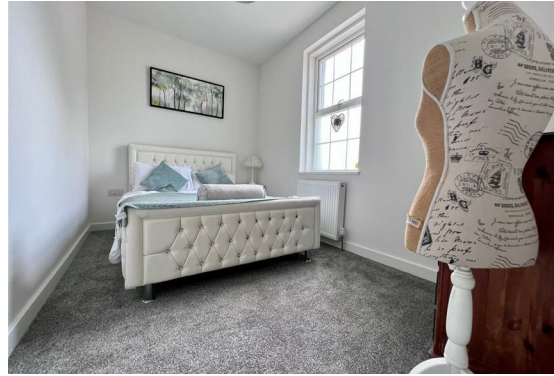
LOCATION

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





ENTRANCE HALL

Entrance door with doors leading through to

SITTING ROOM

Double aspect windows to front and rear, space for dining table and chairs.

KITCHEN

Refitted with base and eye level storage cupboards, wooden working top surfaces over, built in oven, hob and stainless steel sink and drainer with mixer tap over. window to side and door to garden.

BATHROOM

Refitted with a wash hand sink basin in vanity storage unit, panel sided bath, walk in shower cubicle, window to side, wall hung gas boiler and plumbing for washing machine with work surface over.

BEDROOM 1

Window to the rear aspect.

BEDROOM 2

Window to the front aspect.

CLOAKROOM

with low level WC, hand basin with mixer tap encased in vanity unit with storage below, chrome towel rail and window to the rear aspect.

OUTSIDE

The property stands in a non-estate location close to the memorial gardens and with excellent access to the High Street and town amenities.

To the rear of the property is an enclosed newly fenced garden with an accessibility ramp to the back door and a gated side access. Lovely seated patio area, laid to lawn and part walled boundary.

Agents Note

Letting Agent Notes

Rent £1,295 PCM

Holding Deposit - £298

Deposit - £1,494

Council Tax Band - C

Local Authority - West Suffolk Council

Term - 12 Month Minimum Tenancy

Parking - no parking

Construction - Brick & Slate Tile Roof

Broadband Availability - fibre to the cabinet

Mobile Network availability - Good

Electricity - Mains Electricity

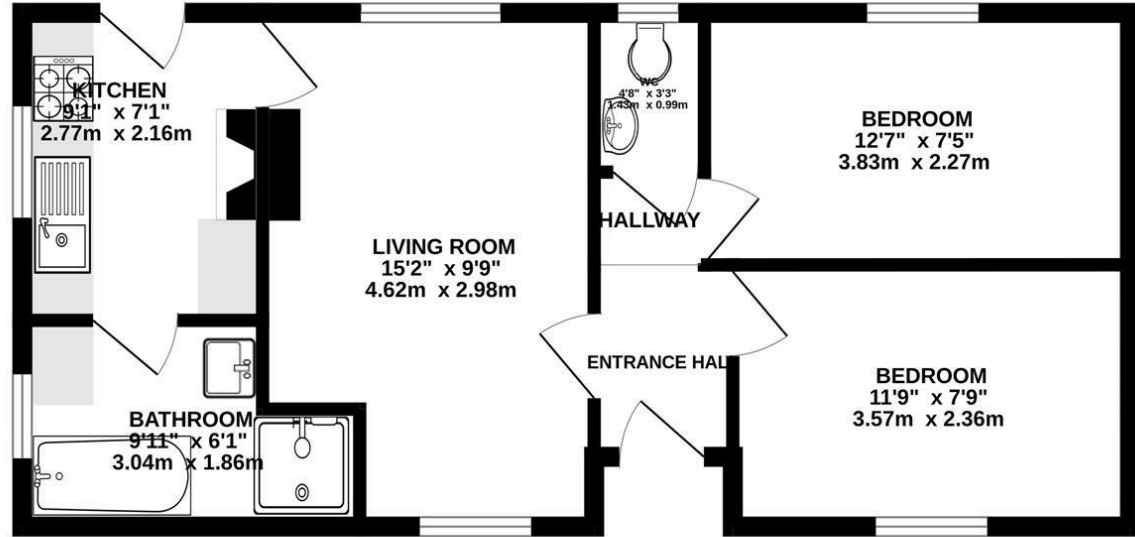
Heating - Boiler and Radiators, Mains Gas

Water - Mains Water

Sewerage - Mains



GROUND FLOOR 481 sq.ft. (44.6 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

5 FITROY STREET

TOTAL FLOOR AREA: 481 sq.ft. (44.6 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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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.

