



Abernant Drive, Newmarket, CB8 0FH

CHEFFINS

Abernant Drive

Newmarket,
CB8 0FH

A superbly presented 4 bedroom modern town house attractively situated in a gated development close to the centre of town. Benefits include a fitted kitchen/dining room, master bedroom with ensuite shower room and 2 bedrooms on the second floor. Additional features include an enclosed rear garden, gas central heating and 2 car parking spaces to the rear. EPC: C, Council Tax Band: D.

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.

4 2 1

£1,550 PCM





Entrance Hall

with part glazed entrance door, stairs leading to first floor, radiator.

Cloakroom

with low level WC, hand basin with mixer tap, tiled splash backs and tiled flooring, radiator, window to front aspect.

Study / Bedroom 4

with radiator, TV and telephone points ,satellite dish cables for Sky , window to front aspect.

Kitchen / Dining Room

open plan with modern fitted units comprising 1½ bowl Blanco stainless steel sink and drainer with mixer tap, range of fitted base and wall units, worktops and tiled upstands, integrated eye level stainless steel double oven and grill with 4-burner gas hob with glass splash back and stainless steel extractor hood over, integrated appliances including fridge, freezer, dishwasher and washing machine, centre island with cupboard storage and breakfast bar, tiled flooring, under stairs storage cupboard, recessed ceiling spotlights, radiator, window to rear aspect and pair of French doors leading to rear garden.

FIRST FLOOR

Landing

with stairs leading to second floor, doors leading to:

Sitting Room

with 2 radiators, TV and telephone points, pair of windows to front aspect.

Master Bedroom

with 2 double build in wardrobes with integrated hanging rails and shelf units, radiator, window to rear aspect fitted with contemporary shutters.

Ensuite Shower Room

with tiled shower cubicle, hand basin and low level WC, tiled splash backs and tiled flooring, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, window to rear aspect.

SECOND FLOOR

Landing

a generous area with airing cupboard with cylinder and immersion, radiator, 2 Velux windows to rear aspect.

Bedroom 2

with freestanding wardrobes (being left), radiator, window to rear aspect.

Bedroom 3

with access to roof space, radiator, window to front aspect fitted with contemporary shutters.

Bathroom

with suite comprising panelled bath with mixer tap and shower attachment, hand basin and low level WC, tiled splash backs and tiled flooring, recessed ceiling spotlights, extractor fan, ladder style heated towel rail, window to front aspect.

Outside

The front of the property is approached via a gated access leading to a shared pathway in an elevated position above the road with an outside light.

ENCLOSED REAR GARDEN laid to lawn with paved area, outside light, gated side access to the rear leading to:

TWO ALLOCATED PARKING SPACES

Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £369.00

EPC - C

Council Tax - D

Square Footage - 1227.09

Property Type - Townhouse

Property Construction - Brick with tiled roof

Parking - 2 parking spaces

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating source - Gas fired boiler with radiators

Broadband availability - Standard and Superfast Fibre

Broadband Type - Fibre to the property Landlords

comments - "The property has never had fibre optic installed (there is no BT junction box on the outside of the

property where fibre optic is supposed to enter the

property and there's no fibre optic hardware inside either).

As the property is so close to the exchange, standard

broadband is more than adequate. I would not want to

have Fibre optic installed as this implies drilling more holes,

unless BT can reuse the same hole the phone line comes in

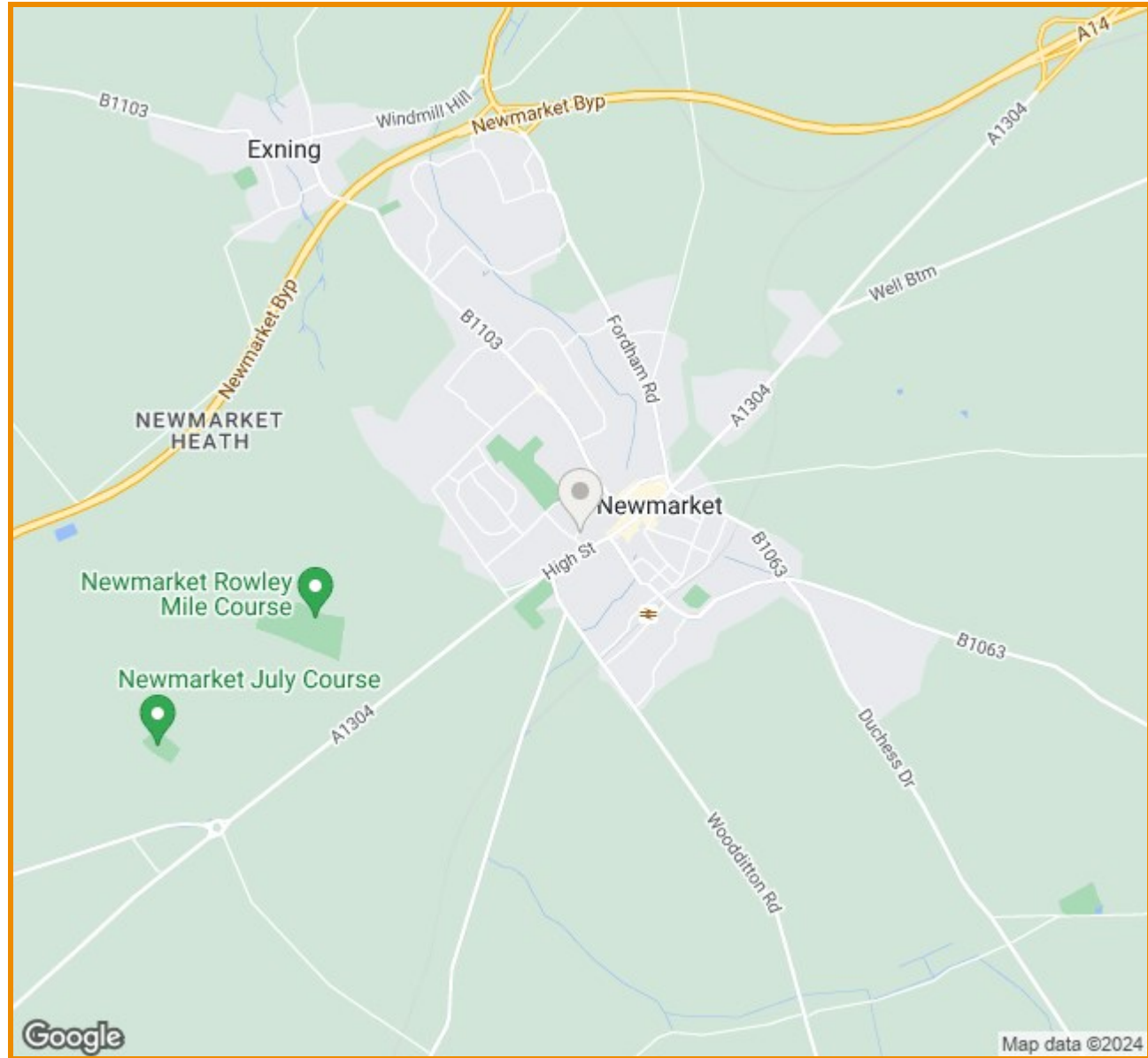
through."

Mobile Signal/Coverage - Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority - Forest Heath



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.