



Corsican Pine Close, Newmarket, CB8 0DZ



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CB8 0DZ

A recently updated 3 bedroom end of terrace house standing in a popular residential area about 1 mile north of the town centre. Accommodation includes sitting room, a newly installed kitchen/breakfast room, 3 bedrooms and ensuite shower area. Outside includes an enclosed rear garden and off-road parking. 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.

3 1 2

£1,350 PCM





ENTRANCE HALL

with entrance door, radiator, stairs to first floor.

SITTING ROOM

with radiator, Karndean flooring, window to front aspect.

KITCHEN / BREAKFAST ROOM

newly fitted with stainless steel sink and drainer with mixer tap, range of base and wall mounted cupboards, worktops, integrated Bosch electric oven with 4-ring hob unit and extractor hood over, space and plumbing for washing machine and space for fridge/freezer, radiator, new gas-fired boiler, Karndean flooring, patio doors to rear garden.

FIRST FLOOR

STAIRS AND LANDING

with newly fitted carpet, airing cupboard with shelving.

BEDROOM 1

with newly fitted carpets, built in wardrobe, window to front aspect, radiator.

ENSUITE SHOWER AREA

with shower cubicle, pedestal basin, newly tiled walls and floor.

BEDROOM 2

with newly fitted carpets, radiator, window to rear aspect.

BEDROOM 3

with newly fitted carpets, radiator, window to rear aspect.

BATHROOM

newly fitted with panelled bath, pedestal basin, low level WC, radiator, part tiled walls and tiled floor.

OUTSIDE

Enclosed Rear Garden laid mostly to lawn and useful timber shed

2 Allocated Parking Spaces

Agents note

The property has recently been updated to include a newly fitted kitchen and bathroom, new flooring throughout, redecoration and new windows fitted.

Letting Agents Notes

Deposit - £1557.00

Holding Deposit - £311.00

EPC - D

Council Tax - C

Square Footage - 742.71

Property Type - End Terrace

Property Construction - Brick with a tiled roof

Parking - 2 allocated parking spaces

Rights of Way, Easements, Covenants - N/A

Electric, gas, water supply - Mains

Sewerage - Mains

Heating source - Gas boiler with radiators

Broadband Connected - No

Broadband Type - Standard and fibre to the property available

Mobile Signal/Coverage - Likely to have coverage

Flood risk - N/A

Coal field / Mining area - N/A

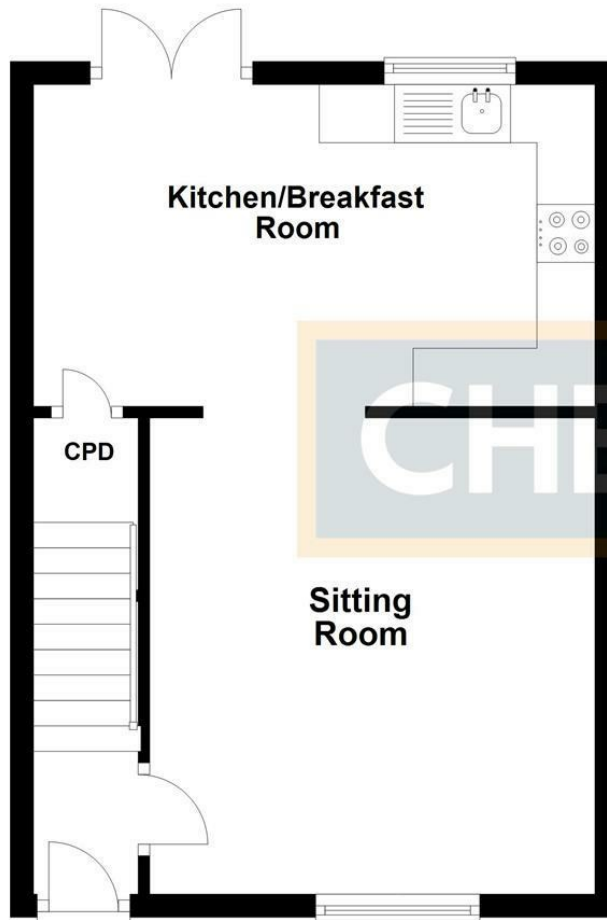


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,350 PCM
 Council Tax Band - C
 Local Authority - West Suffolk Council

Ground Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 68.0 sq. metres (731.4 sq. feet)



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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.