



Moulton Road, Newmarket, CB8 8DU

**CHEFFINS**



# Moulton Road

Newmarket,  
CB8 8DU

- Minimum 12 Month Tenancy
- Grade II Listed House
- 3 Reception Rooms
- 6 Bedrooms
- Town Location
- Enclosed Walled Garden
- Period Features
- Off Road Parking
- Available Now

An exceptional 6 bedroom grade II listed house situated close to Newmarket High Street and Warren Hill. Boasting a wealth of period features throughout, the property comprises 3 reception rooms, a period oak kitchen, 6 bedrooms and extending over 3 storeys. Further benefits include an enclosed walled garden to the front of the property and off road parking. EPC: Exempt, Council tax band: E

 6  4  2

**£2,750 PCM**





## 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.



**ENTRANCE HALL**

with stairs to first floor, door to cellar, radiator.

**SITTING ROOM**

18'2" x 14'2"

with open fireplace, 2 radiators, windows to front and rear, exposed beams.

**REAR HALLWAY**

with built in storage cupboard, stairs leading to bedrooms 3 & 4.

**DINING ROOM**

14'5" x 14'3"

with open fireplace, alcove with shelving, radiator, window to front and rear, exposed beams.

**KITCHEN**

18'0" x 13'10"

with oak fitted kitchen, 4 ring gas AGA, dishwasher, Butler style sink, space and plumbing for washing machine, plate rack, stainless steel mixer tap, pantry, tiled floor, windows to front and rear aspect.

**FIRST FLOOR****LANDING**

with stairs to second floor.

**BEDROOM 1**

18'4" x 14'5"

a triple aspect room with ornate fitted wardrobes, radiator.

**ENSUITE SHOWER ROOM**

with inset sink, enclosed shower cubicle, wall mounted mirror, heated towel rail.

**BEDROOM 2**

13'10" x 11'5"

with ornate wardrobes, window to front, storage cupboard, radiator.

**BEDROOM 3**

13'6" x 10'0"

with radiator.

**BEDROOM 4**

11'5" x 9'1"

with radiator.

**FAMILY BATHROOM**

with mixer tap, roll top bath with shower attachment, low level wc, heated towel rail, storage cupboard.

**SHOWER ROOM**

with sink, low level wc, enclosed shower cubicle, heated towel rail.

**SECOND FLOOR****BEDROOM 5**

14'9" x 10'9"

with radiator.

**BEDROOM 6**

11'4" x 9'6"

with radiator.

**BATHROOM**

with roll top bath, period chair style WC, built in storage cupboard, tilting sink, heated towel rail,

**OUTSIDE**

Enclosed Walled Garden to front which is predominantly laid to lawn with timber shed and paved patio.

**LETTING AGENTS NOTES**

Deposit - £3173.00

Holding Deposit - £634.00

EPC - Exempt

Square Footage - 2344 sq ft

Property Type - Grade II listed house.

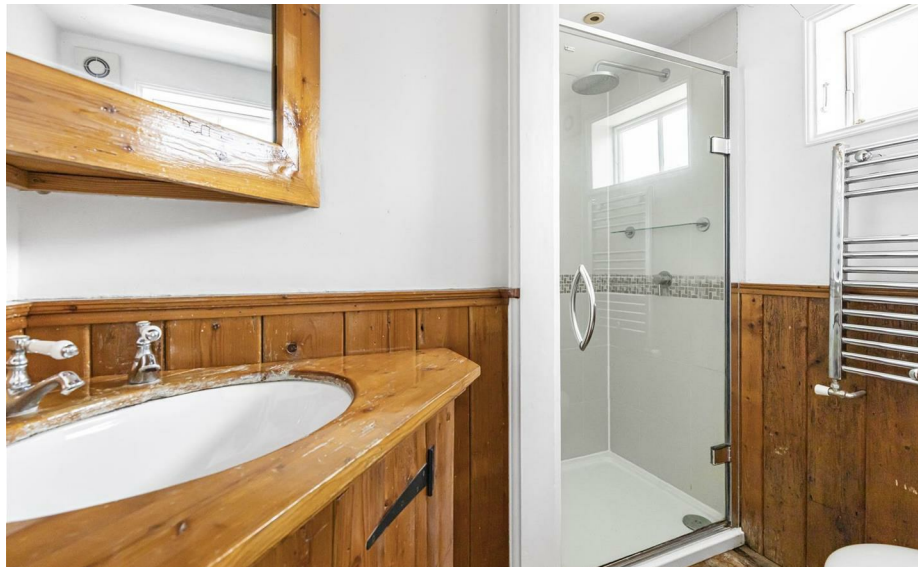
Property Construction - Red brick with white tuck pointing, rendered gable wall at east end, rendered brick addition at west end, end-gabled slate roofed dormers, brick ridge-end stacks

For more information on this property please refer to the Material Information brochure on our Website.



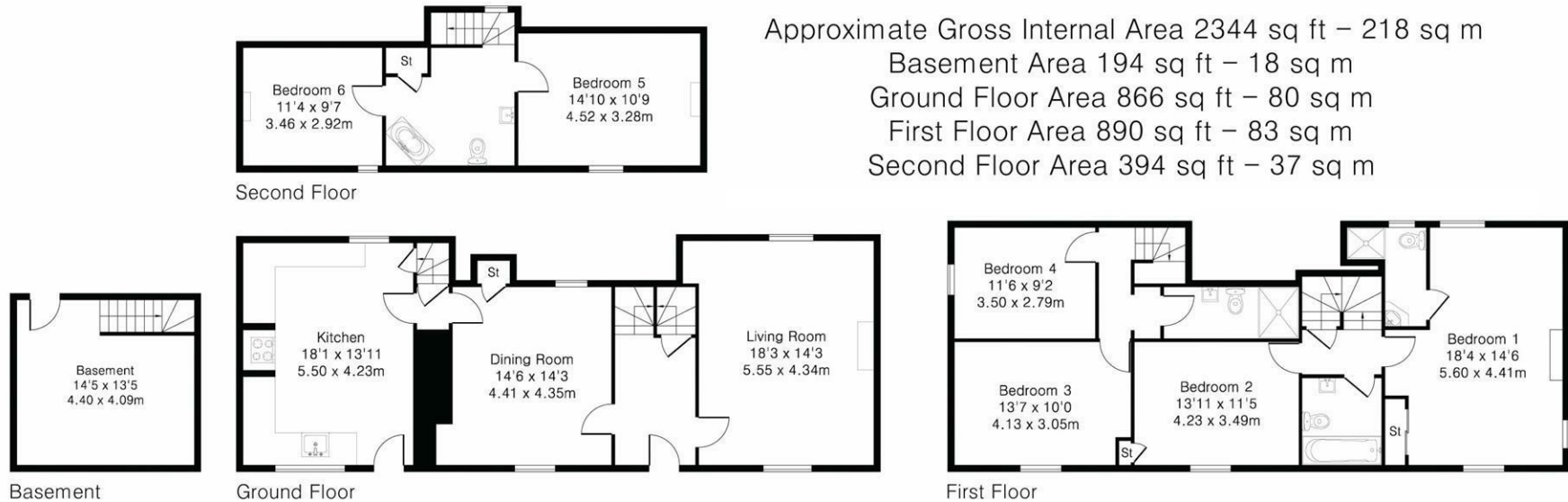












Approximate Gross Internal Area 2344 sq ft – 218 sq m  
 Basement Area 194 sq ft – 18 sq m  
 Ground Floor Area 866 sq ft – 80 sq m  
 First Floor Area 890 sq ft – 83 sq m  
 Second Floor Area 394 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

£2,750 PCM  
 Tenure –  
 Council Tax Band – E  
 Local Authority – West Suffolk Council

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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.