



High Street, Newmarket, CB8 9DQ

CHEFFINS

High Street

Cheveley, Newmarket,
CB8 9DQ

5 3 2

£2,700 PCM



- Minimum 12 Month Tenancy
- Detached House
- 5 Bedrooms
- Kitchen / Breakfast Room
- 2 Reception Rooms
- Utility Room
- Large Gardens
- Driveway with Parking
- Garage
- Available Now

A well presented 5 bedroom detached property standing in the highly regarded village of Cheveley. The property provides spacious accommodation including a sitting room and further reception room, an impressive kitchen/breakfast room, a cloakroom and separate utility room. Further benefits include double glazing, driveway with parking, large gardens and a garage. EPC Rating D. Council tax band E



LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

Entrance Porch

with tiled flooring, window to front and side.

Entrance Hall

with engineered oak flooring, understairs storage cupboard, stairs to first floor, recessed ceiling spotlights, radiator.

Shower Room

with WC, handbasin in vanity unit, enclosed shower cubicle with shower, part tiled walls, tiled floor, heated towel rail, window to front.

Family Room

with engineered Oak flooring, fireplace with hearth and surround (multi fuel burner is not in use), glazed double doors leading to sitting room, radiator, window to front and 2 windows to side.

Sitting Room

with French doors to rear garden, radiator, skylight.

Kitchen / Breakfast Room

with a range of base and eye level units with worktops, stainless steel with mixer tap, integrated fridge/freezer and dishwasher, freestanding Rangemaster oven and hob with extractor hood over, recessed ceiling spotlights, tiled flooring, windows to side and rear.

Utility Room

with range of base and eye level units, worktops, stainless steel sink with mixer tap, space for washing machine and

tumble dryer, tiled flooring, window to rear.

Bedroom 5

with storage cupboard, radiator, window to side.

FIRST FLOOR

Stairs and Landing

with storage cupboard, radiator, airing cupboard, door to roof terrace.

Roof Terrace

with balustrades, decked seating area with views over the garden.

Master Bedroom

with window to front and rear, radiator.

Ensuite Shower Room

with WC, handbasin, shower cubicle with shower, heated towel rail, part tiled walls, tiled flooring, window to front.

Bedroom 2

with radiator, window to front.

Bedroom 3

with radiator, window to rear.

Bedroom 4

with radiator, window to rear.

Bathroom

with WC, handbasin, bath with with shower over and shower screen, part tiled walls, tiled floor, heated towel rail, window to side.

OUTSIDE

The property is approached via a large

driveway with parking for several vehicles.

FRONT GARDEN laid to lawn with mature shrubs and trees and conifer hedge. There is side gate access via a 5-bar gate leading to:

GARAGE with up and over door, rear personnel door, light and power.

REAR GARDEN accessed via a gravelled driveway, laid to lawn with patio area and established shrub borders, outside tap and outside light.

GARDEN ROOM/STUDIO

Letting Agents Notes

Deposit - £3115.00

Holding Deposit - £623.00

Square Footage - 1496.18

Parking - Garage and Off Road Parking
Number & Types of Room - Please refer to the floorplan

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£2,700 PCM

Council Tax Band - E

Local Authority - East Cambs Council

GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.

55, HIGH STREET CHEVELEY NEWMARKET CB8 9DQ

TOTAL FLOOR AREA: 1945 sq.ft. (180.7 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.