



Cheveley Road, Newmarket, CB8 8AD

CHEFFINS

Cheveley Road

Newmarket,
CB8 8AD

A 2 bedroom period terraced property standing in an established residential area South of the town centre. The property benefits from a sitting/dining room, entrance porch and 2 bedrooms and a bathroom on the first floor. Additional features include gas fired central heating and a long rear garden. EPC: D, Council Tax Band B.

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

£1,100 PCM



**ENTRANCE PORCH**

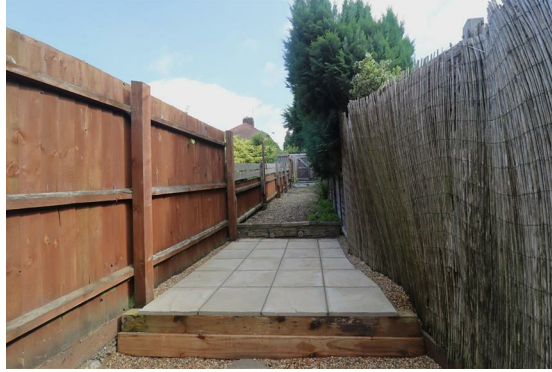
with entrance door, window to side aspect.

**SITTING/DINING ROOM**

with fireplace with wood burner, wood flooring, stairs leading to first floor, understair storage cupboards, 2 radiators, windows to front and rear aspects.

**KITCHEN**

with stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and tiled splashbacks, stainless steel oven and grill with 4 burner gas hob and extractor hood over, space and plumbing for washing machine, cupboard housing gas fired central heating boiler, tiled flooring, half glazed door and window to side aspect.

**BATHROOM**

with paneled bath with mixer tap and shower attachment, pedestal hand basin, low level WC, part tiled walls, recessed ceiling lighting, radiator, window to rear aspect.

OUTSIDE

To the front of the property is a small area of garden with perimeter wall. To the rear is a long enclosed garden laid to shingle. One storage cupboard and an outside toilet that is not in use.

Letting Agents Notes

Deposit - £1269.00

Holding Deposit - £253.00

EPC - D

Council Tax - B

Square Footage - 645.835

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

**FIRST FLOOR LANDING**

with radiator, access to roof space, airing cupboard.

**BEDROOM 1**

with radiator, wood flooring, window to front aspect.

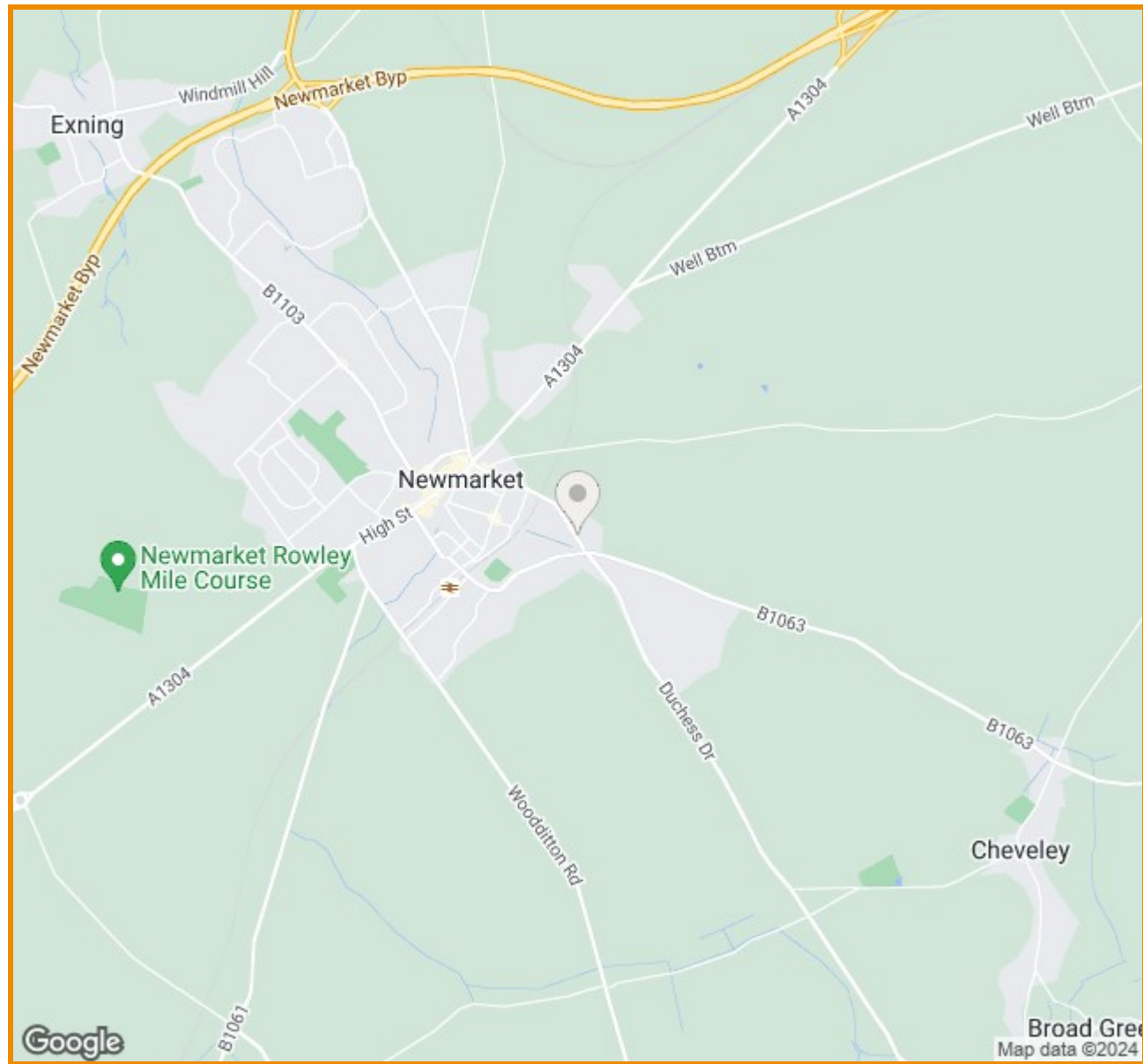
BEDROOM 2

with radiator, window to rear aspect.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,100 PCM
 Council Tax Band - B
 Local Authority - West Suffolk



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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.