



Cheveley Road, Newmarket, CB8 8AD



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Newmarket,
CB8 8AD

A 2 bedroom terraced period house standing in an established residential area south east of the town centre. The property benefits from a sitting room and separate dining room, a fitted kitchen and a ground floor bathroom. Additional features include 2 double bedrooms on the first floor, gas central heating, double glazing and a garden to the rear. 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.

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£1,200 PCM





ENTRANCE PORCH

with part glazed uPVC sealed unit double glazed entrance door, window to side aspect, tiled flooring.

SITTING ROOM

with half glazed door, fireplace (boarded off) with brick surround and tiled half, wood flooring, radiator, window to front aspect.

INNER HALLWAY

with stairs leading to first floor.

DINING ROOM

with fireplace (currently boarded off) with tiled hearth, under stairs storage cupboard with light, wood flooring, radiator, window to rear aspect.

KITCHEN

with stainless steel sink and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, space for oven with extractor hood over, space and plumbing for washing machine, cupboard with Baxi gas-fired central heating boiler, radiator, window to side aspect.

REAR LOBBY

with storage cupboard with shelving, half glazed uPVC door leading to rear garden.

BATHROOM

with white suite comprising bath with

mixer tap and separate shower over, pedestal hand basin and low level WC, part tiled walls, wall mounted electric heater, radiator, window to rear aspect.

FIRST FLOOR

LANDING

with doors leading to:

BEDROOM 1

with wood flooring, airing cupboard with cylinder and immersion, radiator, window to front aspect.

BEDROOM 2

with wood flooring, radiator, window to rear aspect.

OUTSIDE

ENCLOSED REAR GARDEN with shed and gated access to the rear.

Letting Agents Notes

Deposit -£1384

Holding Deposit - £276.00

EPC - D

Council Tax - B

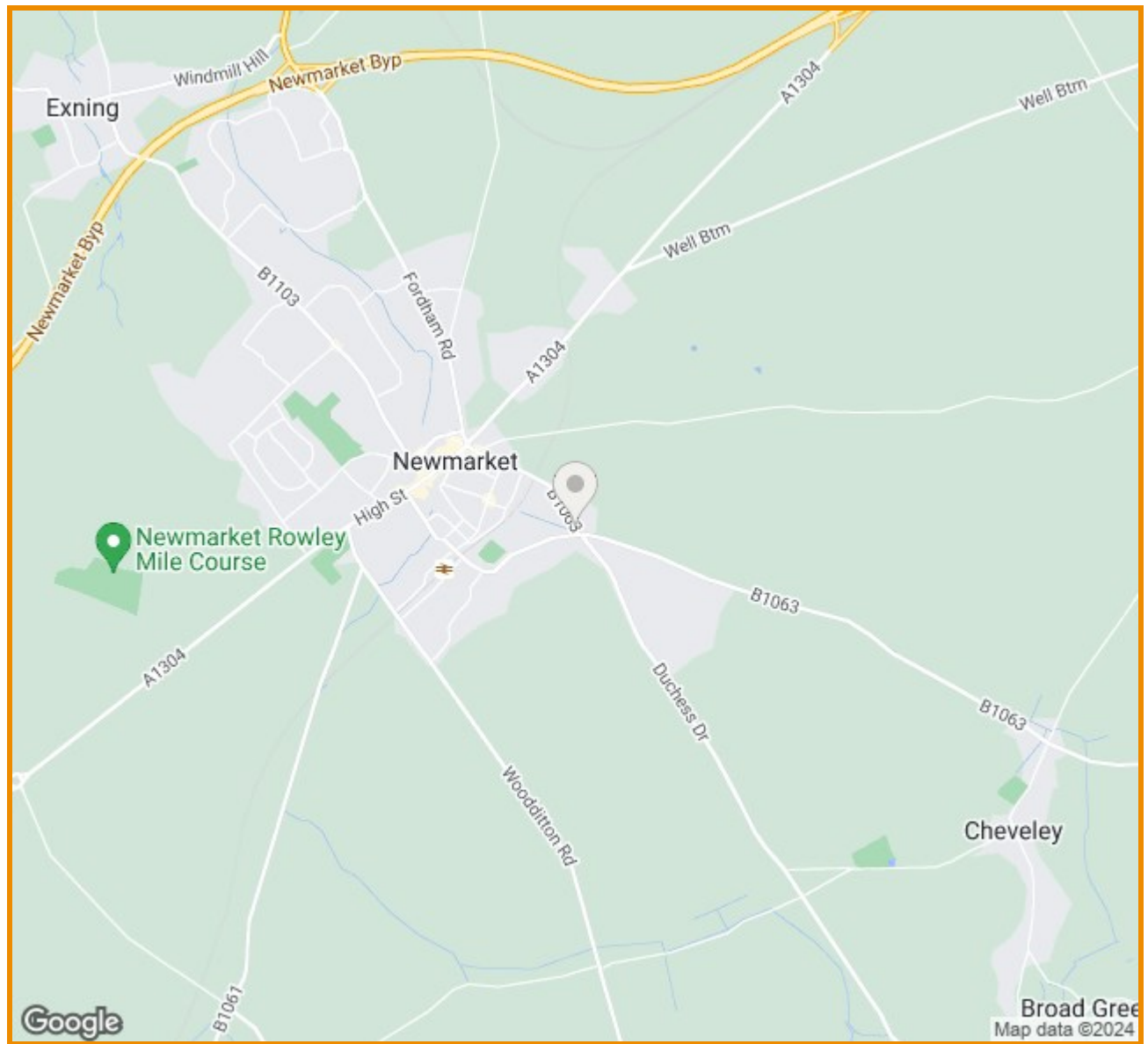
Square Footage - 656.60

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		54	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,200 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.