



New Cheveley Road, Newmarket, CB8 8BX

**CHEFFINS**

## New Cheveley Road

Newmarket,  
CB8 8BX

A well presented 2 bedroom terraced property standing in a small development on the South side of town. The property benefits from a double aspect sitting/dining room, a well equipped fitted kitchen and a ground floor cloakroom. Additional features include 2 bedrooms on the first floor, a bathroom/shower room, off-road parking and communal gardens. 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.



£1,250 PCM



**SITTING/DINING ROOM**

with entrance door, 2 electric panel heaters, windows to front and side aspects.

**INNER HALLWAY**

with built-in cupboard, stairs leading to first floor.

**KITCHEN**

with 1.5 bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and upstands, integrated stainless steel oven and hob with stainless steel splashbacks and extractor hood, space and plumbing for washing machine, recessed ceiling lighting, window to side aspect.

**CLOAKROOM**

with low level WC, pedestal hand basin with mixer tap, tiled splashbacks, extractor fan.

**FIRST FLOOR LANDING**

with airing cupboard with cylinder, access to roof space.

**BEDROOM 1**

with electric panel heater, windows to front and side aspects.

**BEDROOM 2**

with electric panel heater, window to front aspect.

**BATHROOM**

with white suite comprising a paneled bath with mixer tap and shower attachment, separate shower cubicle, hand basin with mixer tap, low level WC, tiled splashbacks, heated towel rail, recessed ceiling lighting, window to side aspect.

**OUTSIDE**

The property is attractively situated in small development of 8 properties located on the South side of town. The property is accessed by a shared driveway leading to a parking area with communal gardens laid to lawn with established shrubs. A pathway leads to the front entrance door with an outside light.

**Letting Agents Notes**

Deposit - £1442.00

Holding Deposit - £288.00

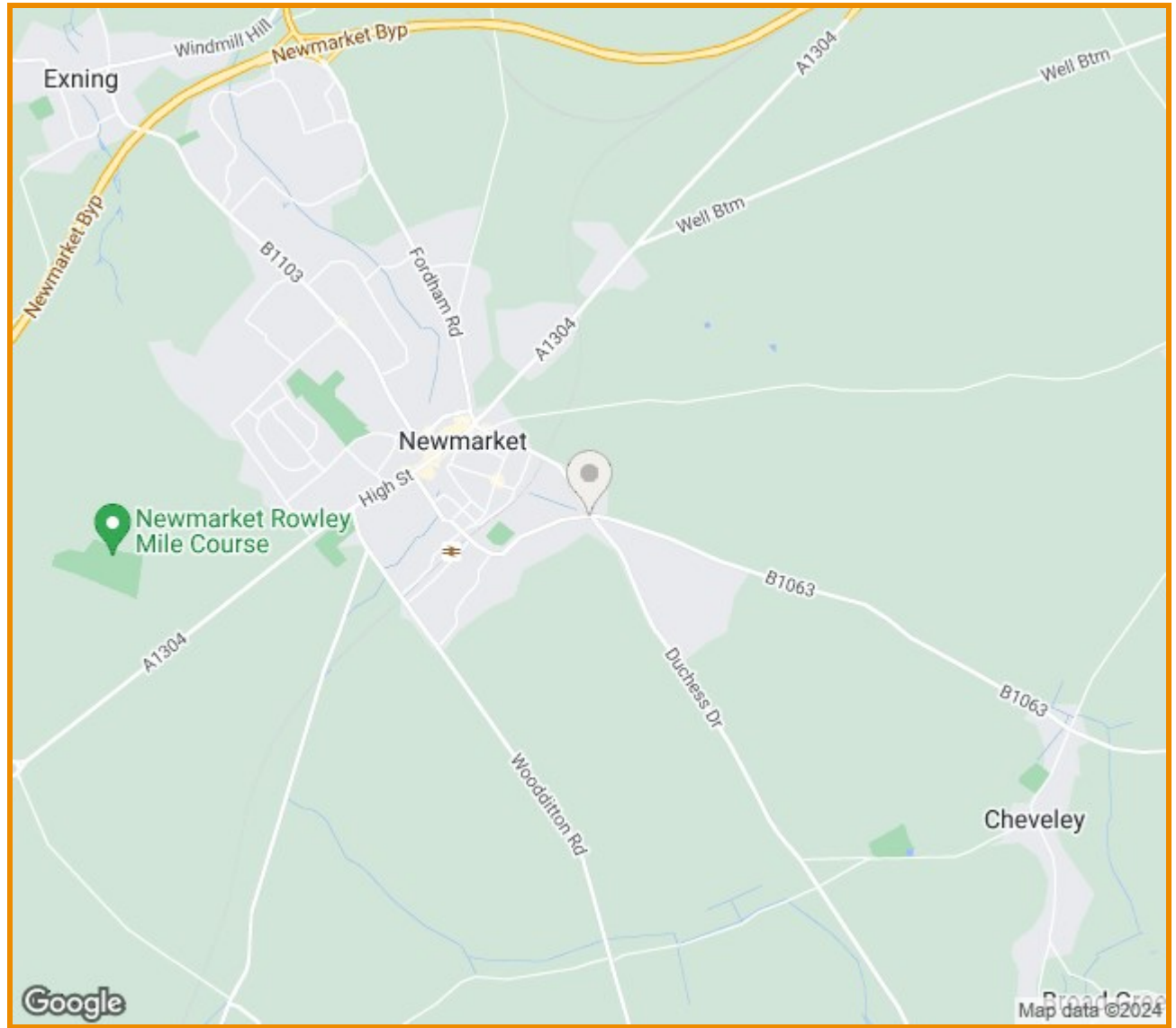
Square Footage - 699.654

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



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | 88                      |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

£1,250 PCM  
 Council Tax Band - B  
 Local Authority - West Suffolk Council



2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk

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.