



Queen Street, Newmarket, CB8 8EX

CHEFFINS

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A well presented 3 bedroom terraced property standing in a quiet location on the South side of town with convenient access to the town centre. The accommodation includes an open plan sitting/dining room, 3 bedrooms, a modern first floor bathroom and gas central heating. The outside space benefits from a low maintenance rear garden. EPC: C, 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.



£1,200 PCM





ENTRANCE HALL

With stairs leading to first floor.

SITTING ROOM

With window to front and downstairs cupboard with light and power.

KITCHEN

With a range of base and wall mounted cupboards, built in oven with extractor fan over, space for washing machine and under counter fridge, door leading to rear garden.

FIRST FLOOR

LANDING

BATHROOM

With WC, basin and bath with shower over. Gas fired boiler, velux window and window to rear.

BEDROOM 1

With window to front.

BEDROOM 2

With window to rear.

SECOND FLOOR

BEDROOM 3

(Loft conversion) with Velux window to rear, two built in cupboards and space for storage in eaves.

OUTSIDE

REAR GARDEN paved rear garden with gate to either side providing pedestrian access.

Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - C

Council Tax - B

Square Footage - 904.17

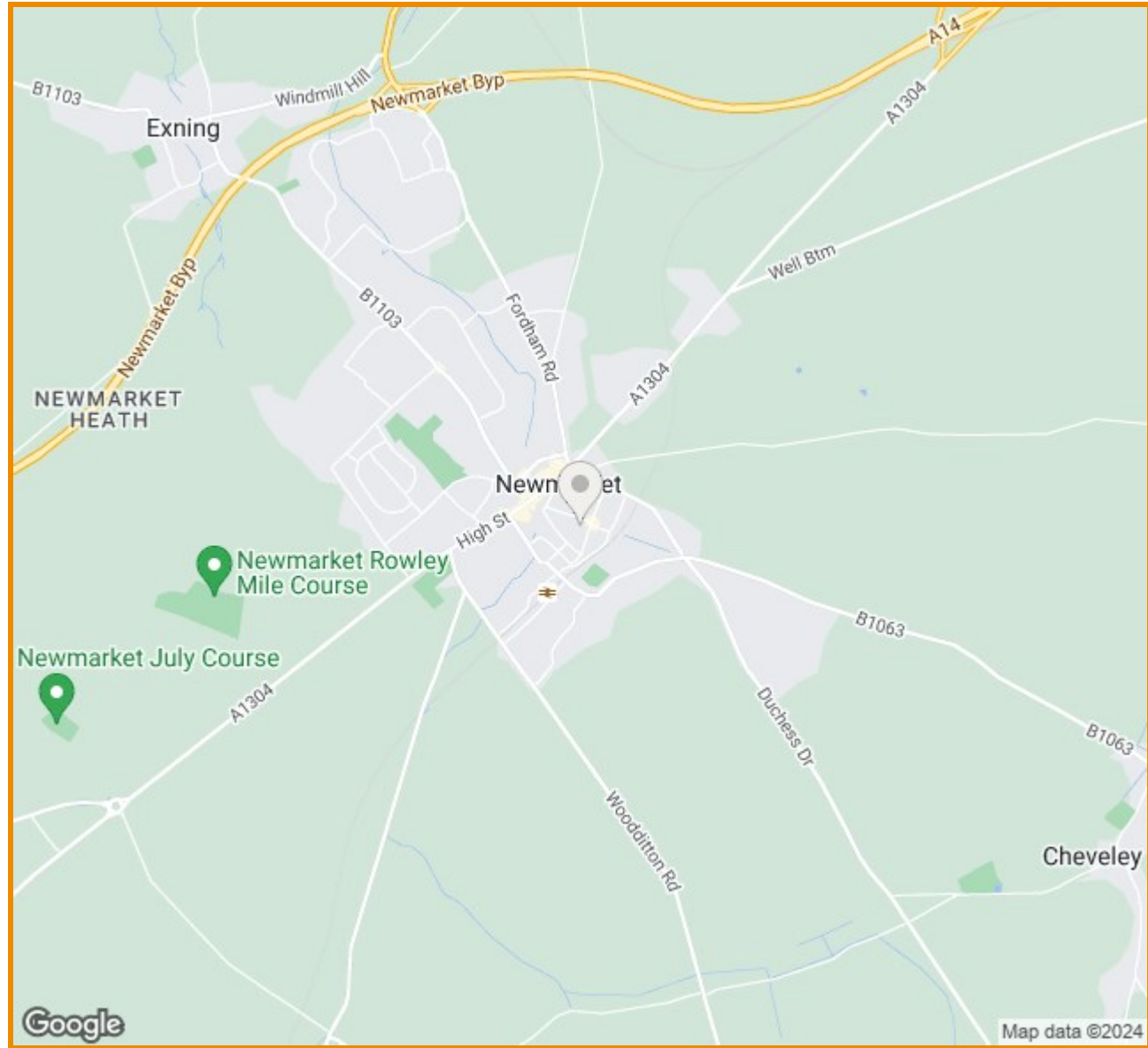
For more information on this property please refer to the Material Information brochure on our Website.

The landlord has confirmed that the roof room is insulated and that there is a building control completion letter confirming work to the loft was completed to building regulation standards



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(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 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.