



Holland Park, Newmarket, CB8 9DL

**CHEFFINS**



## Holland Park

Cheveley, Newmarket,  
CB8 9DL

A beautifully presented 2 bedroom bungalow standing in a sought after location with the advantage of a single garage and enclosed rear garden. The impressive accommodation includes a sitting/dining room, conservatory, modern kitchen and bathroom and 2 double bedrooms. EPC: D, Council Tax Band: B. Available now.

### LOCATION

Cheveley is a highly sought-after village, offering a peaceful setting with convenient access to Newmarket and Cambridge. The village features a local shop, primary school, and charming countryside surroundings, making it a fantastic location for those seeking a quieter lifestyle with excellent transport links.

2 1 2

£1,200 PCM





## ENTRANCE PORCH

with half glazed uPVC sealed double glazed entrance door and window to front aspect.

## SITTING/DINING ROOM

with oak wood flooring, dado rail, feature electric fireplace, radiator, angular window to front aspect.

## KITCHEN

with stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, integrated stainless steel oven and grill with 4 ring induction hob and extractor hood over, cupboard housing slim line dishwasher, space and plumbing for washing machine, tiled flooring, half glazed uPVC door leading to outside, window to rear aspect.

## INNER HALLWAY

with doors leading to;

## BEDROOM 1

with double built-in wardrobe, radiator, window to front aspect.

## BEDROOM 2

with double built-in wardrobe, radiator, pair of French doors leading to the conservatory.

## SHOWER ROOM

with double width tiled shower cubicle, pedestal hand basin, low level WC, tiled

flooring, built-in cupboard, radiator, window to rear aspect.

## CONSERVATORY

uPVC sealed unit double glazed with radiator and a pair of French doors leading to the garden.

## OUTSIDE

To the front of the property is an open plan garden laid to lawn with shrub borders, pathway leading to the entrance door, outside light and store cupboard.

To the rear of the property is an enclosed courtyard garden laid to paving with shingled borders, oil fired central heating boiler, outside light, timber shed with electric power supply.

There is a large communal parking area and a;

## GARAGE

located in a block with metal up and over door to the front.

## Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

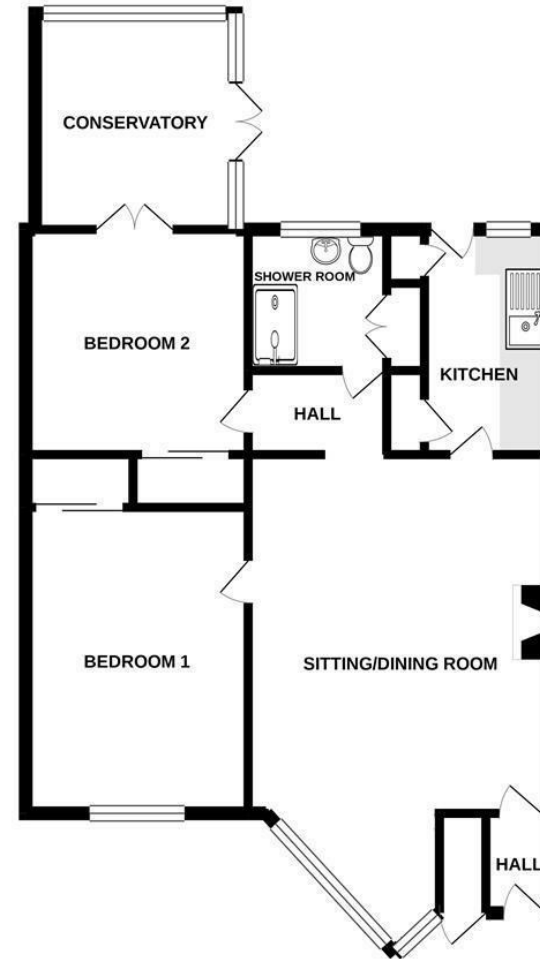
Square Footage - 656.60

GROUND FLOOR  
690 sq. ft. (64.1 sq. m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,200 PCM  
Council Tax Band - B  
Local Authority - East Cambs



TOTAL FLOOR AREA: 690 sq. ft. (64.1 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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Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.

