



Heasman Close, Newmarket, CB8 0SS

**CHEFFINS**



## Heasman Close

Newmarket,  
CB8 0SS

A well presented 2 bedroom end of terrace house forming part of a sought after gated complex. The property offers exceptional character and benefits from a modern fitted kitchen, a double aspect sitting room and gas central heating. Features include an attractive master bedroom with an ensuite shower room, 2 allocated parking spaces and landscaped communal gardens. EPC Rating D. Available end of May 2025.

### 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 2 1

**£1,200 PCM**





## ENTRANCE HALL

with glazed entrance door, oak floor and radiator.

## LIVING ROOM

with glazed door to rear, built in cupboard and fitted blinds.

## KITCHEN

with a range of fitted units comprising sink unit with cupboards under further base and wall mounted cupboards, built in double oven, induction hob with extractor over, gas boiler, dishwasher, washer dryer, built in fridge/ freezer and fitted blinds.

## FIRST FLOOR

## LANDING

with fitted blinds.

## BEDROOM ONE

with radiator, storage cupboard and fitted blinds.

## EN SUITE

with WC, hand basin, towel rail and large shower cubicle with thermostatic shower.

## BEDROOM TWO

with large sliding wardrobes, radiator and fitted blinds.

## BATHROOM

with white suite comprising panelled bath with shower unit over, hand basin and WC, airing cupboard with shelving and fitted blinds.

## COMMUNAL GARDENS

laid mostly to lawn with paved patio area, flower and shrub beds.

2 car parking spaces available.

## Letting Agents Notes

Deposit - £1384.00

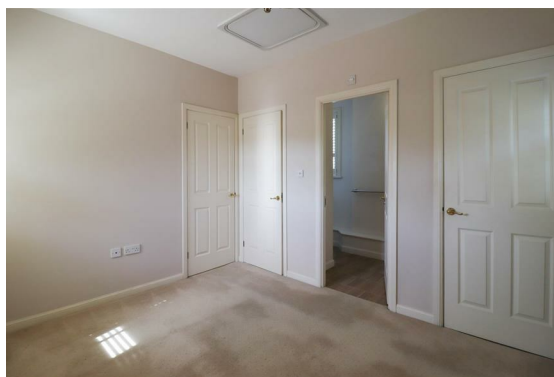
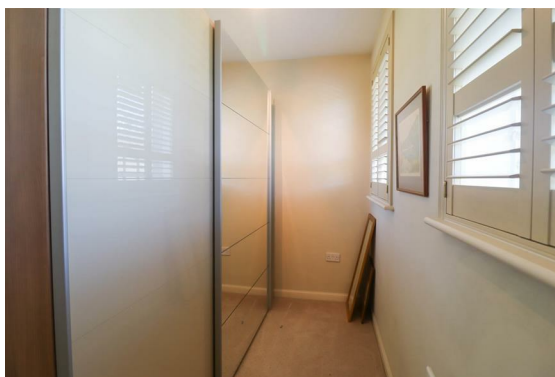
Holding Deposit -

EPC - C

Council Tax - C

Square Footage - 721.18

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



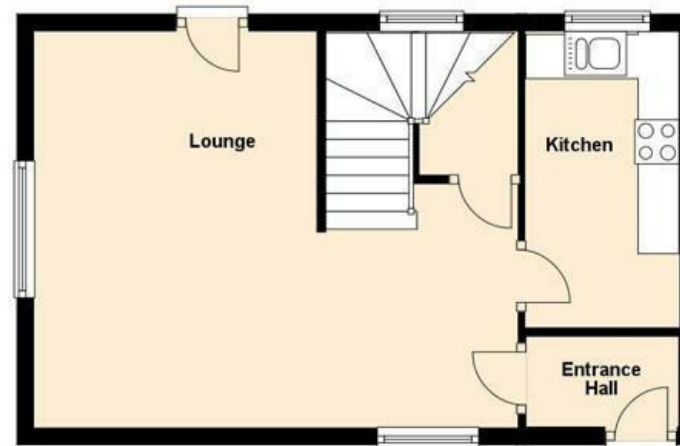


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,200 PCM  
Council Tax Band – C  
Local Authority – West Suffok

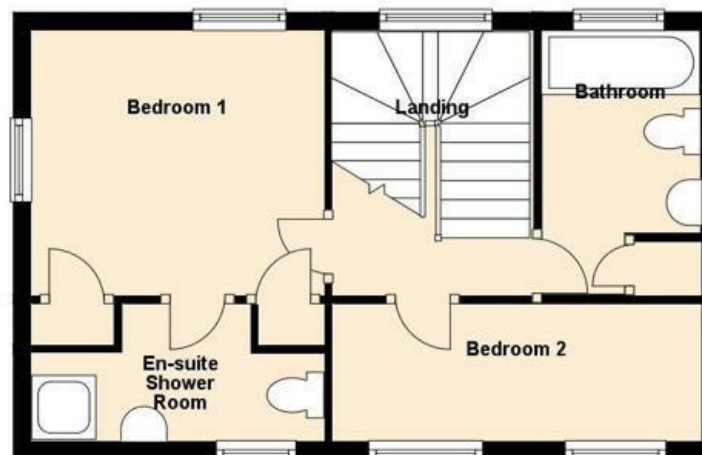
### Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



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.

