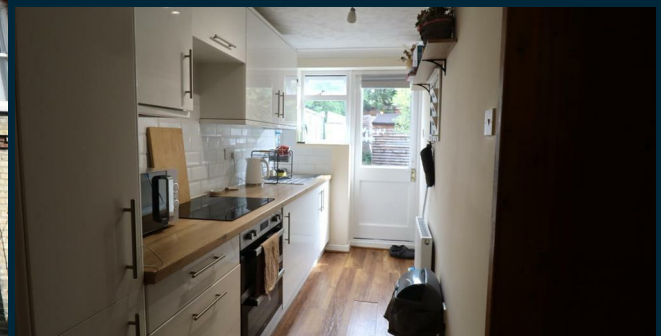


CHEFFINS



Stanley Road, Newmarket, CB8 8AF

£1,000 PCM



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

- Minimum 6 Month Tenancy
- Sitting Room
- Dining Room
- Kitchen
- Double Glazing
- Gas Central Heating
- Ground Floor Bathroom

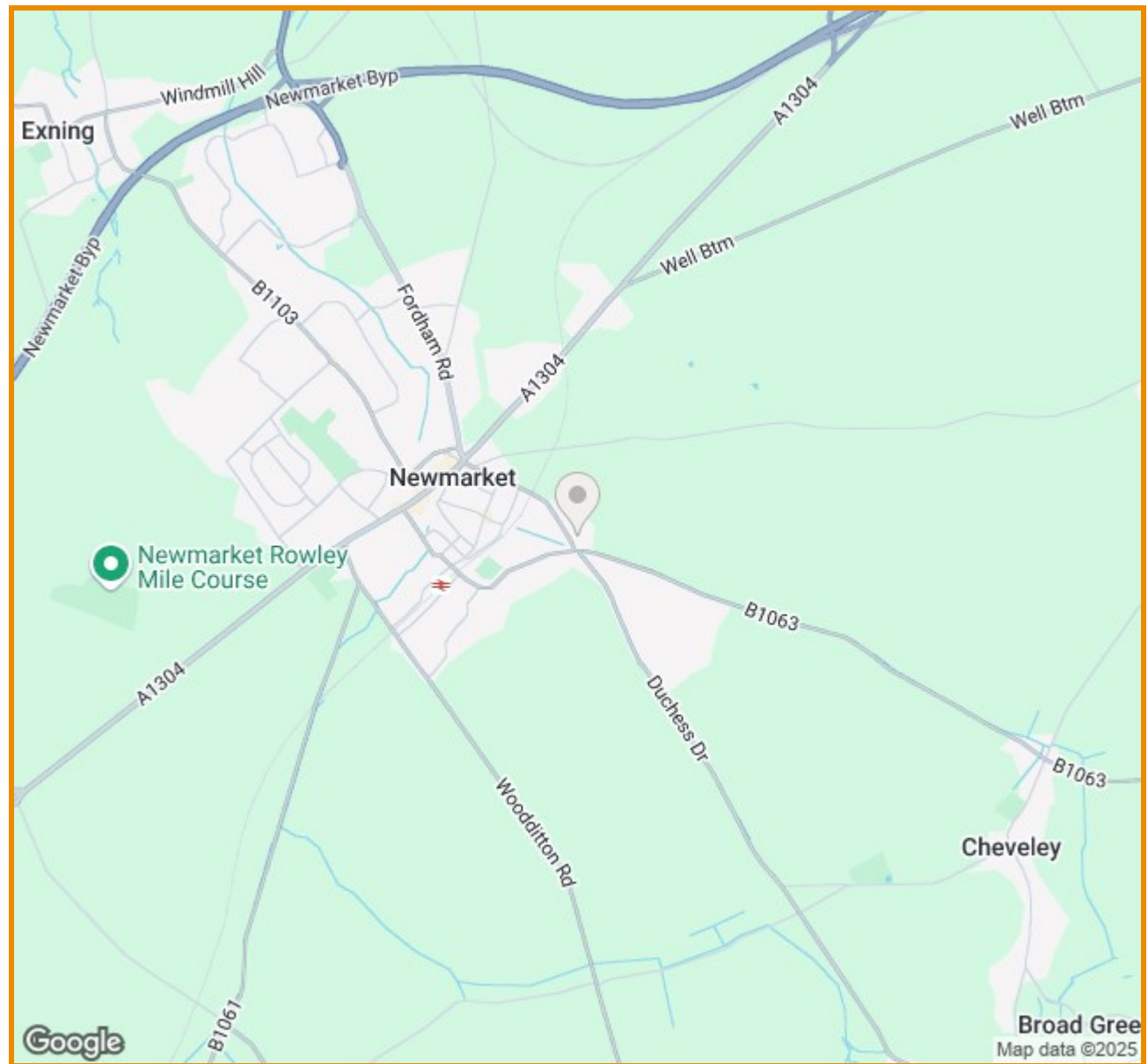
A 2 bedroom mid-terraced Victorian property standing in an established residential area South of the town centre. The property benefits from a sitting room, dining room, kitchen and 2 bedrooms. Additional features include gas central heating, double glazing and enclosed rear courtyard. EPC: D, Council Tax Band: B. Available mid July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		

£1,000 PCM

Council Tax Band – B

Local Authority – West Suffolk Council



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

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.

