



Falmouth Street, Newmarket, CB8 0LE

**CHEFFINS**



## Falmouth Street

Newmarket,  
CB8 0LE

A modern 3 bedroom end terraced property attractively situated in a private cul-de-sac close to the centre of town. The property benefits from an open plan living area, a modern fitted kitchen and a ground floor cloakroom. Further benefits include 3 bedrooms and a bathroom on the first floor, gas-fired central heating, UPVC sealed unit double glazing, a garden and off-road parking. 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.

3 1 1

**£1,400 PCM**





## ENTRANCE HALL

with part glazed entrance door, radiator, window to front aspect.

## CLOAKROOM

with low level WC, hand basin with tiled splash backs, extractor fan, radiator.

## SITTING / DINING ROOM

with wood effect laminate flooring, stairs lead to first floor, under stairs storage cupboard, radiator, window to front aspect, glazed door to rear leading to garden.

## KITCHEN

with stainless steel sink unit and drainer with mixer tap, fitted base and wall units, worktops and tiled splash backs, integrated stainless steel oven and grill with 4-burner gas hob and extractor hood over, space and plumbing for washing machine, recessed ceiling spotlights, radiator, window to rear aspect.

## FIRST FLOOR

### LANDING

with cupboard housing Viessmann gas-fired central heating boiler.

### BEDROOM 1

with 2 built in cupboards, radiator, window to front aspect.

### BEDROOM 2

### BEDROOM 3

with built in cupboard, radiator, window to rear aspect.

## BATHROOM

with white suite comprising panelled bath with shower over, pedestal hand basin and low level WC, part tiled walls, recessed ceiling spotlights, extractor fan, radiator, window to front aspect.

## OUTSIDE

To the front of the property is a parking area.

REAR GARDEN laid to lawn with fenced boundary.

## Letting Agents Notes

Deposit - £1615.00

Holding Deposit - £323.00

EPC - C

Council Tax -B

Square Footage - 861.113

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

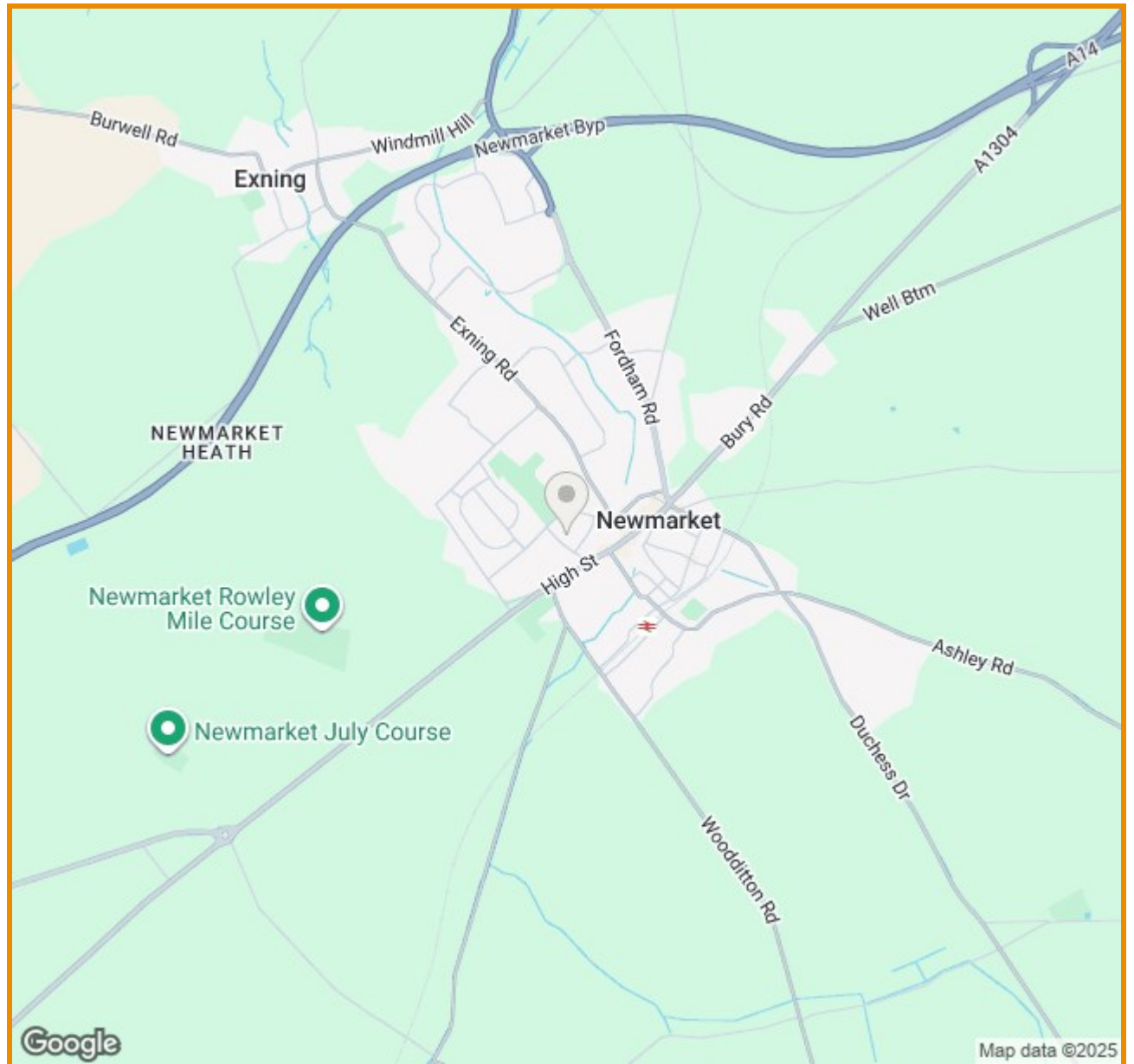


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,400 PCM

Council Tax Band – B

Local Authority – West Suffolk Council



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.



**CHEFFINS**