



St. Wendreds Way, Newmarket, CB8 7HJ

CHEFFINS

St. Wendreds Way

Exning, Newmarket,
CB8 7HJ

A one bedroom bungalow attractively situated in an established residential cul-de-sac backing on to woodland and playing fields. The property benefits from a well equipped modern fitted kitchen, a modern bathroom and gas central heating. Further benefits include replacement UPVC double glazing, and an enclosed rear garden with access on to Exning Park. EPC: D, Council Tax Band: A.

LOCATION

Exning is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, post office and local shop.



£895 PCM





Entrance Hall

with part glazed UPVC entrance door, laminate flooring, radiator.

Sitting Room

with television and telephone point, laminate flooring, radiator, window to front aspect.

Kitchen

with a range of modern fitted units comprising 1 1/2 bowl stainless steel sink unit and drainer with mixer tap and cupboard storage under, fitted base and wall units, integrated eye level oven and grill, 4 ring ceramic hob, chimney style stainless steel extractor hood, worktops and tiled splashbacks, tiled flooring, space and plumbing for washing machine, half glazed UPVC door leading to rear garden, window to rear aspect.

Bedroom 1

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

Bathroom

with white suite comprising panelled bath with shower over, pedestal handbasin and low level WC, tiled flooring and walls, radiator, window to rear aspect.

Outside

open plan FRONT GARDEN laid to lawn with shub borders, paved pathway.

REAR GARDEN laid to lawn, patio area,

brick storage shed, timber shed, outside light and tap, side and rear gated access on to Exning Park.

Letting Agents Notes

Deposit - £1032.00

Holding Deposit - £206.00

EPC - D

Council Tax - A

Square Footage - 376.737

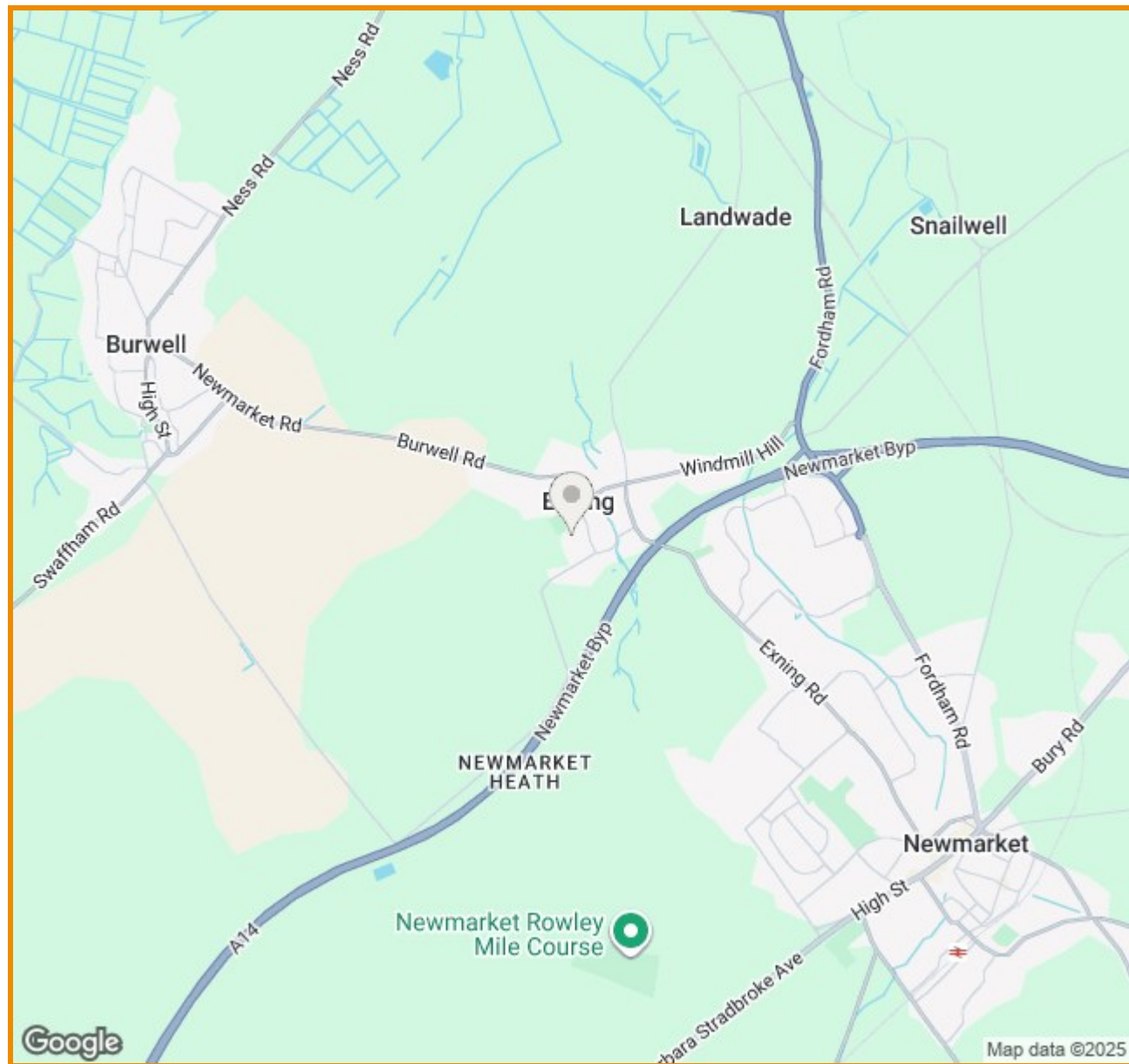


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£895 PCM

Council Tax Band – A

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>.

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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.



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