



## **Woodditton Road**

Newmarket, CB8 9BJ

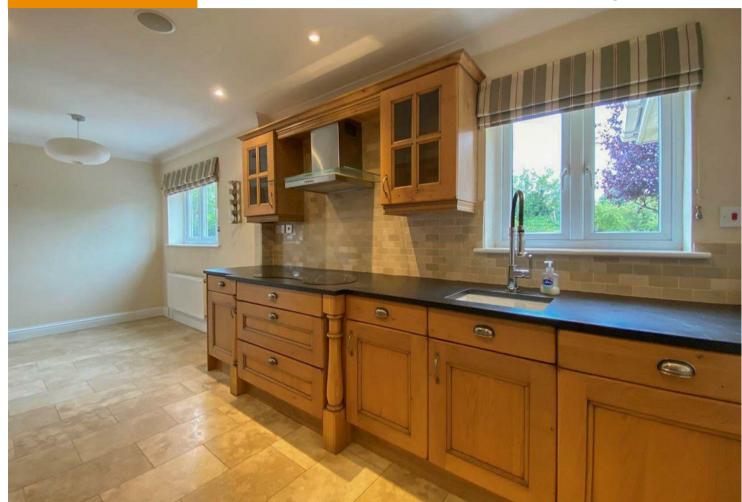
A charming 3 bedroom semi-detached house with delightful gardens and stunning views to the rear over paddocks. The property is superbly presented and benefits from a well equipped fitted kitchen/breakfast room, separate utility room, sitting/dining room and study. Further features include gas central heating, driveway and double garage. EPC: C, Council Tax Band D.

## **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.



## £1,900 PCM



# **CHEFFINS**













#### **Entrance Hall**

with Travertine flooring, understairs storage cupboard, stairs to first floor.

## Sitting / Dining Room

with Oak flooring, French doors to rear garden - windows to rear

#### Kitchen / Breakfast Room

with Travertine Flooring, fitted base and wall units with granite worktops over, inset sink with mixer tap over, double electric oven, electric hob with extractor hood over, integrated fridge/freezer and dishwasher, space for dining table, 2 windows to front aspect.

## **Rear Lobby**

with Travertine flooring, door to garden

## **Utility Room**

with Travertine flooring, low level wc, handbasin, space and plumbing for washing machine.

## Study

with Travertine flooring, window to front aspect.

#### **FIRST FLOOR**

## **Bedroom 1**

with fitted wardrobe, window to rear

#### **Bedroom 2**

with window to rear

#### **Bedroom 3**

with window to front

### **Family Bathroom**

with low level wc, handbasin, P-shaped bath with shower over.

#### **OUTSIDE**

The property is approached by a block paved driveway with parking.

FRONT GARDEN laid to lawn with mature shrubs and hedge border, side gate access.

ENCLOSED REAR GARDEN laid to lawn with patio area, views to rear over paddocks.

DOUBLE GARAGE with electric up and over door, light and power.

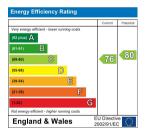
## **Letting Agents Notes**

Deposit - £2192.00 Holding Deposit - £438.00 EPC - C Council Tax - D Square Footage - 1302.44

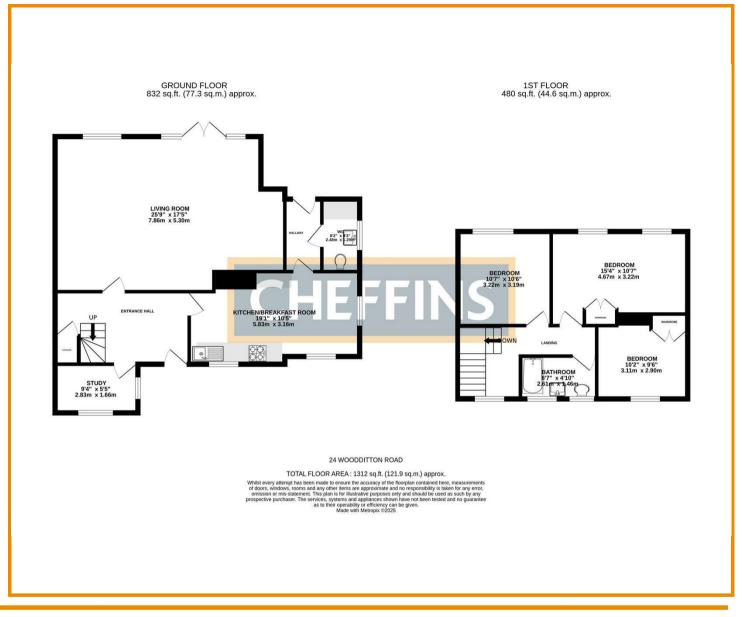
For more information on this property please refer to the Material Information brochure on our Website.







£1,900 PCM Council Tax Band - D Local Authority - East Cambs



#### 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





