



Woodditton Road, Newmarket, CB8 9BJ

CHEFFINS

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.

3 1 1

£1,900 PCM





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.



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

£1,900 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.](#)

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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.

