





# **Holland Park**

Cheveley, Newmarket, CB8 9DL

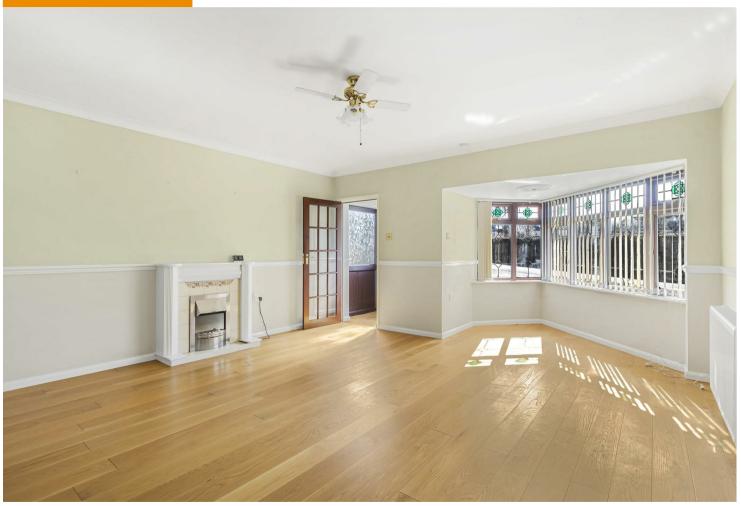
A beautifully presented 2 bedroom bungalow standing in a sought after location with the advantage of a single garage and enclosed rear garden. The impressive accommodation includes a sitting/dining room, conservatory, modern kitchen and bathroom and 2 double bedrooms. EPC: D, Council Tax Band: B. Available beginning of January 2026

# **LOCATION**

Cheveley is a highly sought-after village, offering a peaceful setting with convenient access to Newmarket and Cambridge. The village features a local shop, primary school, and charming countryside surroundings, making it a fantastic location for those seeking a quieter lifestyle with excellent transport links.



# £1,100 PCM



# **CHEFFINS**













#### **ENTRANCE PORCH**

with half glazed uPVC sealed double glazed entrance door and window to front aspect.

### SITTING/DINING ROOM

with oak wood flooring, dado rail, feature electric fireplace, radiator, angular window to front aspect.

#### **KITCHEN**

with stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, integrated stainless steel oven and grill with 4 ring induction hob and extractor hood over, cupboard housing slim line dishwasher, space and plumbing for washing machine, tiled flooring, half glazed uPVC door leading to outside, window to rear aspect.

### **INNER HALLWAY**

with doors leading to;

#### **BEDROOM 1**

with double built-in wardrobe, radiator, window to front aspect.

#### **BEDROOM 2**

with double built-in wardrobe, radiator, pair of French doors leading to the conservatory.

#### **SHOWER ROOM**

with double width tiled shower cubicle, pedestal hand basin, low level WC, tiled flooring, built-in cupboard, radiator, window to rear aspect.

#### **CONSERVATORY**

uPVC sealed unit double glazed with radiator and a pair of French doors leading to the garden.

## **OUTSIDE**

To the front of the property is an open plan garden laid to lawn with shrub borders, pathway leading to the entrance door, outside light and store cupboard.

To the rear of the property is an enclosed courtyard garden laid to paving with shingled borders, oil fired central heating boiler, outside light, timber shed with electric power supply.

There is a large communal parking area and a;

#### **GARAGE**

located in a block with metal up and over door to the front.

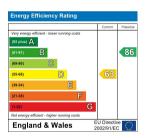
# **Letting Agents Notes**

Deposit - £1269.00 Holding Deposit - £253.00 Square Footage - 656.60

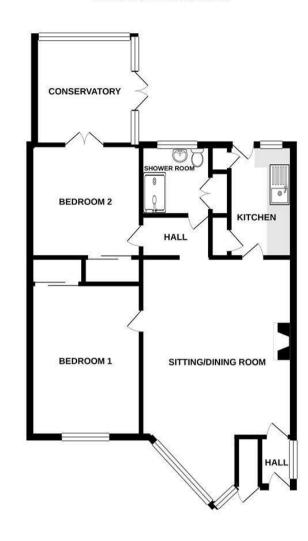
#### GROUND FLOOR 690 sq. ft. (64.1 sq. m.) approx.







£1,100 PCM Council Tax Band - B Local Authority - East Cambs



#### TOTAL FLOOR AREA: 690 sq. ft. (64.1 sq. m.) approx.

Whilst every attempt has been made to remuse the accuracy of the floorpian contained here, measurements of doors, windows, come and any other items are approximate and no responsibility is stained. The plan is of the floorpian contained here, measurements of doors, windows, come and any other items are approximate and no responsibility is stained. The plan is of what there are approximate and no responsibility is to stain as any other part part of the stained and no plan reflect as to their operability or efficiency can be given been tested and no guarantee. As to their operability or efficiency can be given by the part of the part of

## Agents note:

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







