



Falmouth Street, Newmarket, CB8 0LE

CHEFFINS

Falmouth Street

Newmarket,
CB8 0LE

A 3 bedroom end of terrace house conveniently situated close to the town centre. The accommodation includes a cloakroom, sitting/dining room, modern fitted kitchen, 3 bedrooms and a first floor bathroom, enclosed garden and parking. Sorry, no pets. EPC Rating: C, Council Tax Band: B. Available December 2025.

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 0

£1,400 PCM



**ENTRANCE HALL**

with entrance door, radiator.

CLOAKROOM

with basin, low level WC, radiator.

SITTING/DINING ROOM

with 2 radiators, French doors to garden, stairs to first floor.

KITCHEN

with a range of modern fitted units comprising stainless steel sink unit with cupboards under, further base and wall mounted cupboards, plumbing for washing machine, built-in oven and gas hob unit, extractor hood, radiator.

FIRST FLOOR**BEDROOM 1**

with radiator, built-in wardrobe.

BEDROOM 2

with radiator, built-in wardrobe.

BEDROOM 3

with radiator, built-in wardrobe.

BATHROOM

with paneled bath with shower over, pedestal basin, low level WC, radiator.

OUTSIDE

Enclosed rear garden laid mostly to lawn, tool shed and parking to the front.

Letting Agents Notes

Deposit - £1615.00

Holding Deposit - £323.00

EPC - C

Council Tax - B

Square Footage - 871.877

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		90
(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	

£1,400 PCM
Council Tax Band – B
Local Authority – West Suffolk

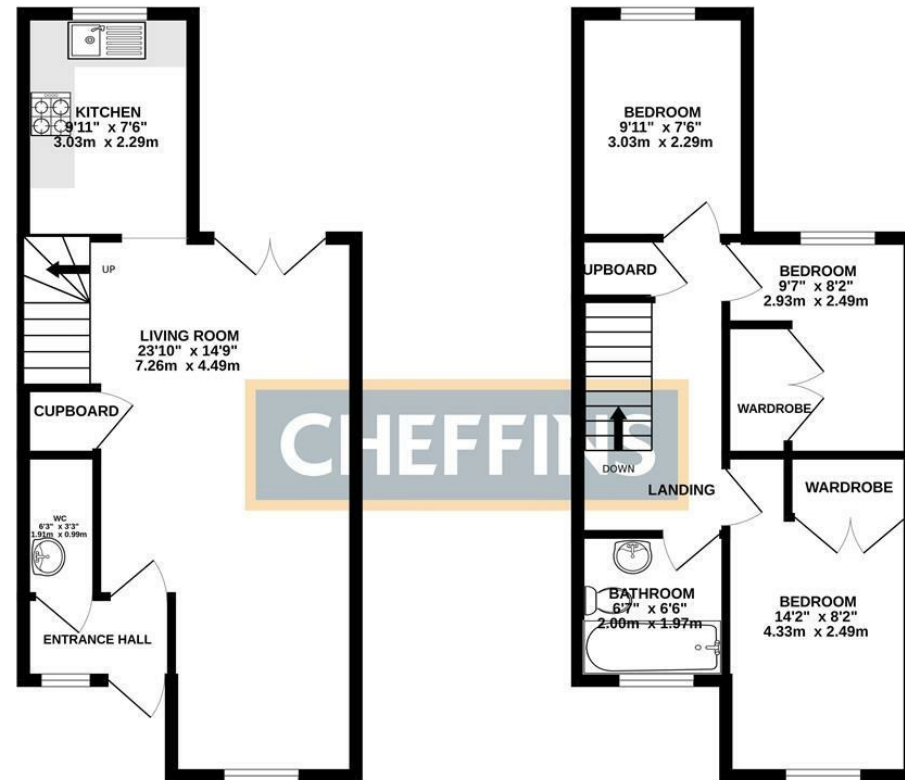
Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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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.

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



32 MARINA COURT, NEWMARKET

TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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