



Ash Walk, Newmarket, CB8 9YE



Ash Walk

Stradishall, Newmarket,
CB8 9YE

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A spacious and beautifully presented two bedroom mid terraced property. The property offers kitchen/diner and utility room, garage en bloc and parking in front. Available 14th June 2024.

- Two Bedrooms
- Courtyard Rear Garden
- Kitchen/Diner
- EPC Rating E
- Council Tax Band A
- Minimum 12 Month Tenancy



£895 PCM





GROUND FLOOR

Entrance Door to:

Sitting Room

Window to front, radiator, double door to Storage cupboard, open plan to:

Kitchen/Diner

Fitted with a matching base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, electric double oven, four ring electric hob with extractor hood over, window to rear, radiator, open plan to door to Boiler cupboard.

Utility Room

Plumbing for washing machine, space for fridge/freezer, window, door to garden.

FIRST FLOOR

Landing

Door to Airing cupboard, door to

Bedroom 1

Window to front, radiator, door to Storage cupboard, double door to wardrobe.

Bedroom 2

Window to rear, radiator, double door to

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure window.

Holding Deposit

£206.00

Lettings Agents Notes

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.