



Fleming Way, Withersfield, CB9 7SQ

**CHEFFINS**

## Fleming Way

Withersfield,  
CB9 7SQ

A well presented 3 bedroom terraced house on Fleming Way. The property benefits from an ensuite bathroom, enclosed rear garden and spacious bedrooms. Available 16th August 2024.

- 3 Bedrooms
- En-Suite Bathroom
- Spacious Property
- EPC Rating B
- Council Tax Band C
- Minimum Tenancy Term 12 Months



**£1,350 PCM**





## GROUND FLOOR

### Hallway

Doors leading to:

### Kitchen

Window to front, oven with gas hob. Integrated fridge/freezer unit.

### WC

Toilet and handbasin.

### Living Room

Double door leading to outside.

## FIRST FLOOR

### Hallway

Window to front, doors to

### Bedroom

Window to rear

### Bedroom

Window to front.

### Bathroom

Bath unit containing mixer tap with shower attachment. Also toilet and handbasin.

## SECOND FLOOR

### Bedroom

Window to front, door to:

### En-Suite

Shower unit, toilet & handbasin

## OUTSIDE

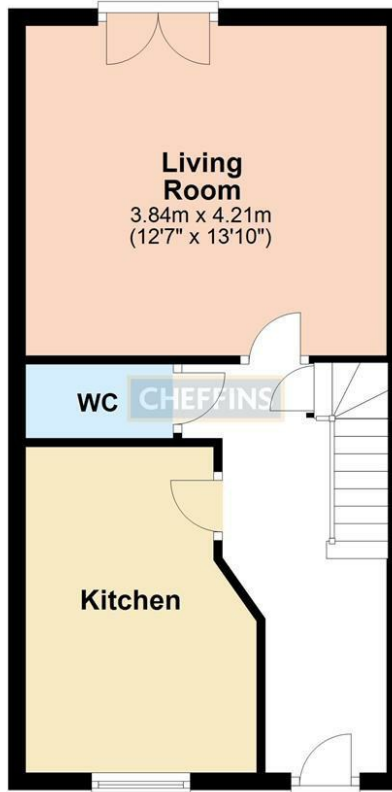
Patio with path leading to rear gated access. Runs adjacent to grassed area. Enclosed rear garden.

### Lettings Agents Notes

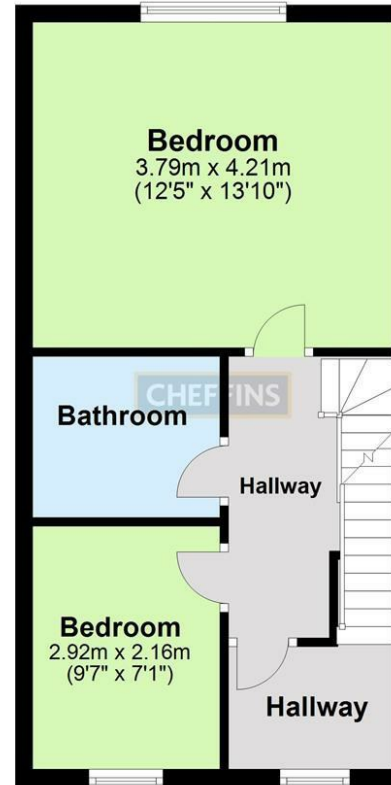
For more information on this property please refer to the Material Information brochure on our Website



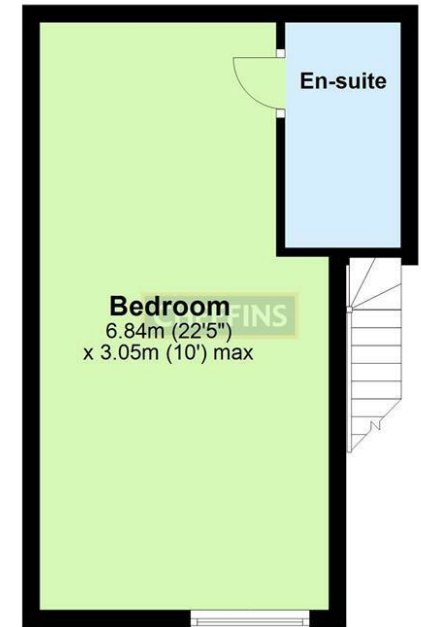
### Ground Floor



### First Floor



### Second Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	95
(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	

£1,350 PCM  
Council Tax Band - C  
Local Authority - West Suffolk



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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.