

# New River Green

## Exning, Newmarket, Suffolk, CB8 7HS

### £1350 PCM



**\*\* IDEAL USAF RENTAL HOME \*\*** Located in the picturesque village of Exning this four bedroom detached house lies in a quite cul-de-sac. The property is modern throughout and has parking for several vehicles. The property is five minutes from Newmarket town centre and 20 minutes from RAF Mildenhall. Viewing Highly Recommended.

- Detached House
- Four Bedrooms
- Open Plan Dining Room
- Open Plan Lounge
- Modern Kitchen
- Modern Bathroom
- Rear Enclosed Garden
- Parking for Several Vehicles
- Excellent Location
- Viewing Essential

## SITUATION & LOCATION

The property is situated in a quite cul-de-sac in the village of Exning and only five minutes drive from Newmarket town centre.

Exning is a delightful village located 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) offering good commuting distance to Cambridge Science Parks and the Biomedical campus. The village offers a primary school, several public houses, post office and local shops.

## HALLWAY

Radiator, wood effect laminate flooring, stairs to the first floor.

## CLOAKROOM

WC, pedestal hand basin, towel radiator, linoleum flooring.

## LOUNGE 15' 2" x 11' 1" (4.64m x 3.38m)

Radiator, beige carpet, electric fireplace, open plan to the dining room.

## DINING ROOM 11' 1" x 9' 10" (3.38m x 3.002m)

Wood effect flooring, radiator, open plan to the lounge.

## KITCHEN 12' 7" x 9' 11" (3.85m x 3.04m)

Range of base and wall units, worksurface incorporating 1 1/2 bowl sink, tiled floor, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, extractor, 8 ring gas oven.

## LANDING

Loft hatch, doors to bedrooms.

## MASTER BEDROOM 11' 0" x 9' 7" (3.37m x 2.94m)

Carpet, radiator, closets.

## BEDROOM TWO

Radiator, carpet.

## BEDROOM THREE 11' 0" x 9' 1" (3.37m x 2.78m)

Carpet, radiator.

## BEDROOM FOUR 11' 0" x 6' 0" (3.37m x 1.84m)

Radiator, carpet.

## BATHROOM

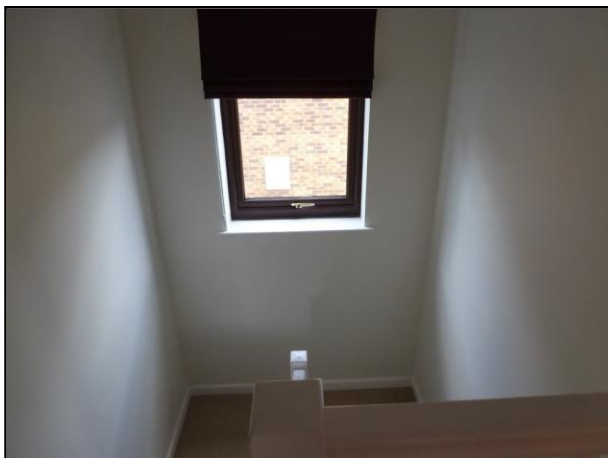
Tiled floor, cupboard, WC, vanity unit housing the hand basin, bath with shower over, towel radiator.

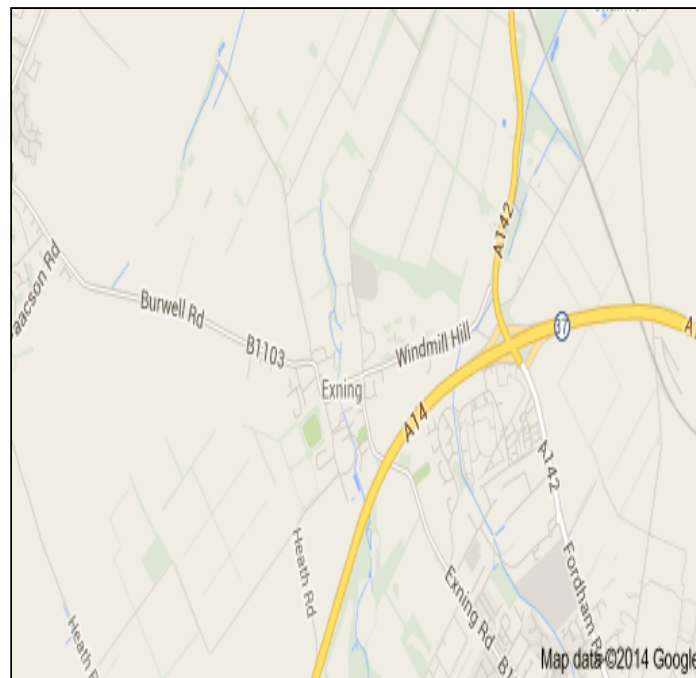
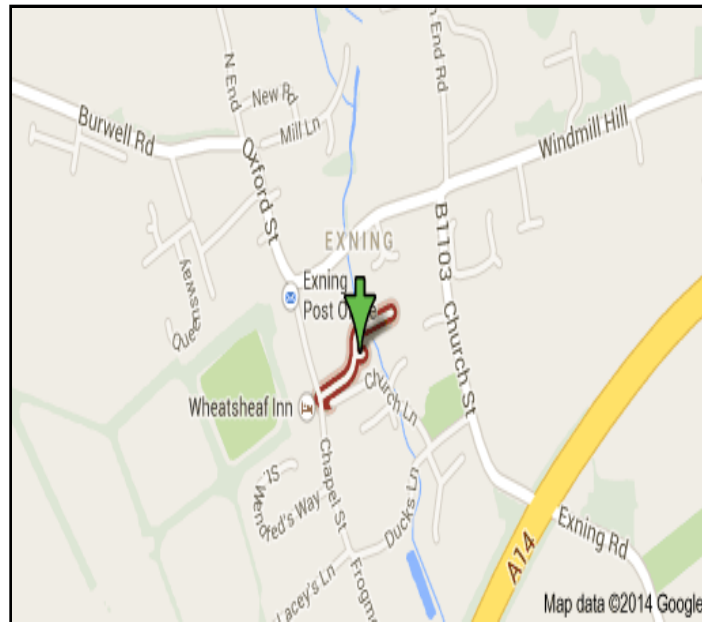
## OUTSIDE

To the front of the property is a brick paved driveway with double gates. The driveway has parking for several vehicles. The rear of the property has a garage which is currently been boarded and is used as an office. The garage has power and lighting. The garden has a large lawn area which leads to a raised decking area. There is a children's playhouse and two further storage areas.



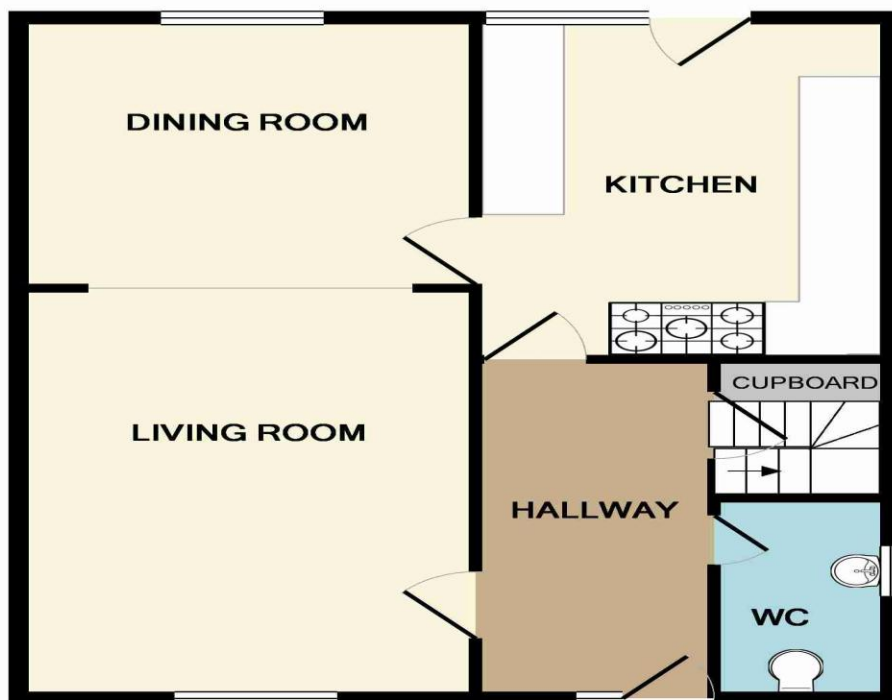




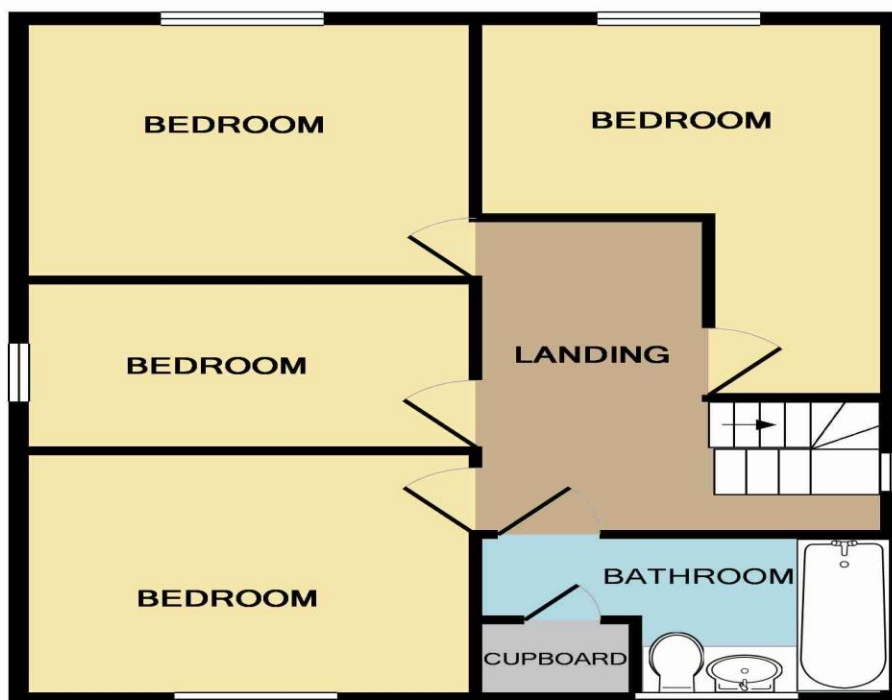


**Ask Now For A Free No Obligation Valuation On Your Home!**





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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# Energy Performance Certificate



29, New River Green, Exning, NEWMARKET, CB8 7HS

Dwelling type: Detached house  
 Date of assessment: 01 February 2014  
 Date of certificate: 01 February 2014  
 Reference number: 0198-0054-7212-1594-1920  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 102 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

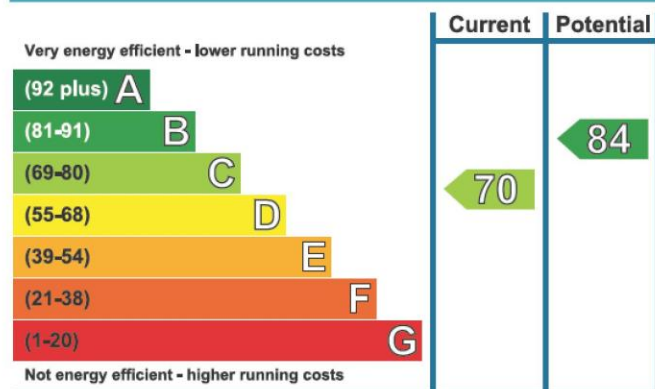
Estimated energy costs of dwelling for 3 years:	£ 2,388
Over 3 years you could save	£ 432

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 174 over 3 years	
Heating	£ 1,863 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 303 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,388</b>	<b>£ 1,956</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 57	✓
2 Floor insulation	£800 - £1,200	£ 186	✓
3 Low energy lighting for all fixed outlets	£20	£ 39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit



**PROPERTY MISDESCRIPTION ACT 1991:** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before traveling to see a property.

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# Meet the Mildenhall team



At Chilterns we believe that customer service is right at the top of our priority list. That's why we have an excellent team of Valuers, Negotiators, Sales & Lettings consultants, all on hand to help you. With a wealth of experience and a professional attitude, Chilterns friendly team are here to support and guide you whatever your property needs. We know how important it is for you to know who you are dealing with, to be able to put a name to a face, and by way of an introduction here is the Chilterns Mildenhall team.



## **Antony Reffell - Branch Manager**

Antony has worked in the industry for over 12 years and heads a dedicated team of negotiators. Antony uses this experience gained from the corporate industry to offer sound and honest advice to vendors. Antony carries out all the offices open market valuations and appraisals in sales and some lettings as well as liaising with all clients on a regular basis to maintain constant feedback.



## **Maria Charalambous – Office Manager**

Maria has worked within the industry for a number of years both within a corporate environment and with Chilterns as a local independent agent. Using this experience Maria goes above and beyond the call of duty to make sure that our clients receive excellent customer service and aims to exceed customer expectation levels.



## **Karen MacLoughlin – Senior Negotiator**

Having lived locally for a number of years Karen has a wealth of knowledge regards the local area which helps in assisting purchasers to find the right property for their needs. Karen is a highly valued member of staff and offers help and guidance whether finding a suitable tenant or purchaser, supporting the sales and lettings process to completion and is a tremendous asset to colleagues and clients.



## **Rachel Wilcox – Senior Negotiator**

Rachel deals heavily with lettings and the ongoing management of these properties, arranging repairs, dealing with maintenance issues, viewings, referencing applications and preparation of leases. Rachel's excellent communication skills are a particular asset to the office in particular when negotiating lease terms and rent renewals. Rachel also assists the sales team and is an important member of the team at Mildenhall.



## **Sara Nixon- Lettings Manager**

Sara has developed her career in the lettings industry locally for some 10 years having worked for both corporate independent agents and establishing her as a forward thinking and highly motivated lettings professional.



## **Carol Prodromou, Rental Inspector**

Regular Inspections of all properties let and managed by Chilterns is an invaluable service providing peace of mind for landlords. Carol makes sure all our managed properties are cared for and any repairs undertaken.