



## Park Avenue, Newmarket, Suffolk, CB8 8EY

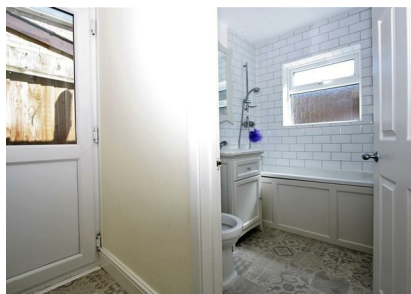
Rent - £1,150 PCM

Deposit - £1,326

This charming two bedroom cottage also has a secluded, courtyard garden to the rear, two bedrooms along with separate lounge and Kitchen/dining area. The cottage is set only a short walk to the town centre and with easy access to local amenities.

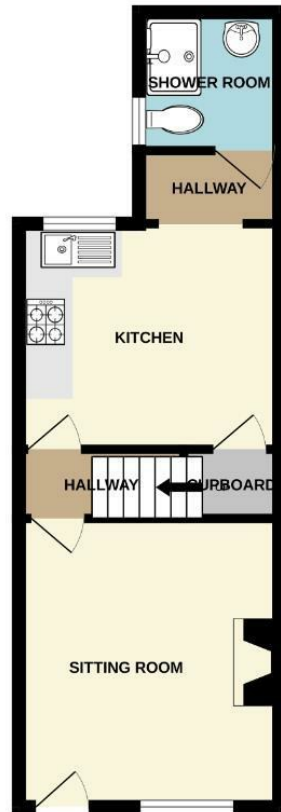
Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

- CLOSE TO AMENITIES
- SUNNY OUTSIDE COURTYARD
- MODERN FITTED KITCHEN
- WALKING DISTANCE TO TOWN CENTRE
- AVAILABLE EARLY JUNE
- MODERN KITCHEN
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- CALL NOW TO VIEW

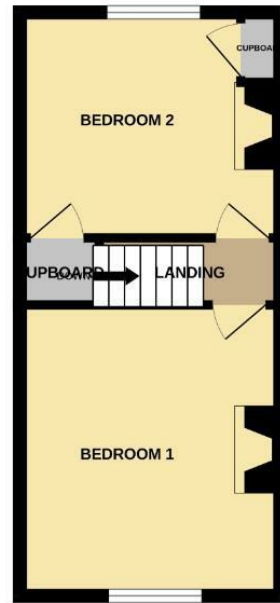


Council Tax Band: - EPC Rating: D 63

GROUND FLOOR  
29.5 sq.m. (317 sq.ft.) approx.



1ST FLOOR  
24.0 sq.m. (258 sq.ft.) approx.



TOTAL FLOOR AREA: 53.5 sq.m. (576 sq.ft.) 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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