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**shires**

Estate & Letting Agents



**Bury Road, Newmarket, Suffolk, CB8 7PY**

**Rent - £2,195 PCM**

**Deposit - £2,532**

A well-equipped family home, located in the highly regarded village of Kentford, offering a high specification finish throughout with a range of sought after feature. This attractive property offers four double bedrooms, one en-suite bathroom, a family bathroom, cloakroom, two generous reception rooms and a sleek kitchen/breakfast room with an array of integrated appliances and a separate utility room. Externally the property benefits from ample off-road parking for multiple vehicles and a full enclosed predominately laid to lawn rear garden.

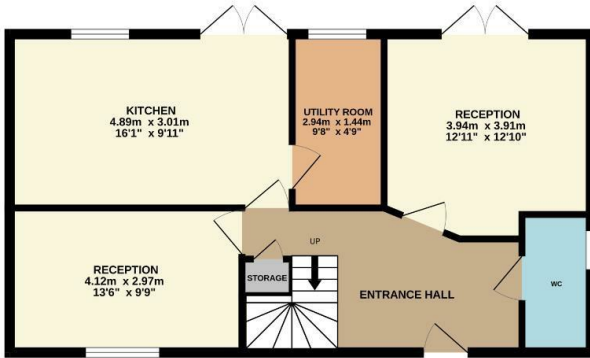
AVAILABLE NOW!

- NEW BUILD
- TWO BATHROOMS (ONE EN-SUITE)
- PETS CONSIDERED
- KITCHEN/BREAKFAST ROOM
- COUNCIL TAX BAND E
- FOUR DOUBLE BEDROOMS
- A RANGE OF INTEGRATED APPLIANCES
- OFF ROAD PARKING
- EPC RATING 83 - B
- CALL NOW!

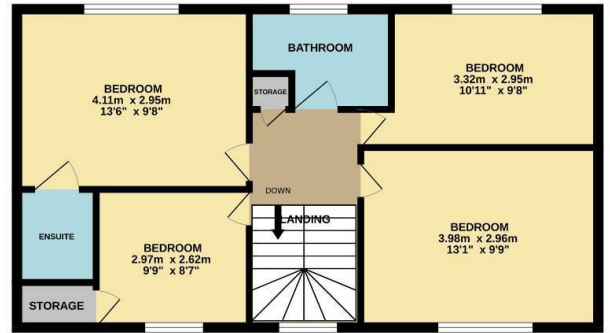


Council Tax Band: E - EPC Rating: B 83

GROUND FLOOR  
55.5 sq.m. (597 sq.ft.) approx.



1ST FLOOR  
55.5 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA : 111.0 sq.m. (1195 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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