



Corsican Pine Close, Newmarket, CB8 0DZ

**CHEFFINS**



## Corsican Pine Close

Newmarket,  
CB8 0DZ

A modern 2 bedroom end of terrace property attractively situated in a corner plot of an established residential development. The property benefits from a kitchen/dining room with aspect over the garden, 2 bedrooms and a bathroom on the first floor and gas fired central heating. Additional features include an enclosed corner plot garden and an allocated parking space to the front. EPC: C, Council Tax Band: B

### LOCATION

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.

2 1 1

£1,200 PCM





## Sitting Room

with entrance door, stairs leading to the first floor, under stair storage cupboard, laminate flooring, radiator, window to the front aspect.

## Kitchen / Dining Room

with stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and tiled splashbacks, space for freestanding oven with extractor hood over, wall mounted Ideal gas fired central heating boiler, laminate flooring, recessed ceiling spotlights, radiator, window to the rear aspect, pair of French doors leading to the rear garden.

## FIRST FLOOR

### Bedroom 1

with built-in wardrobe and built-in cupboard, access to roof space, radiator, window to the front aspect.

### Bedroom 2

with radiator, window to the rear aspect.

### Bathroom

with bath with shower over, pedestal hand basin, low level WC, tiled splashbacks, radiator, window to the rear aspect.

## GARDEN

To the front of the property is an allocated parking space and a small open plan garden area laid to shingle, a paved pathway leading to the front door with a covered porch canopy and an outside light.

To the rear of the property is a fenced garden with astro turf lawn, 2 paved patio areas, outside light, outside tap, storage area to the side and a gated pedestrian access.

## Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - C

Council Tax - B

Square Footage - 548.96





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

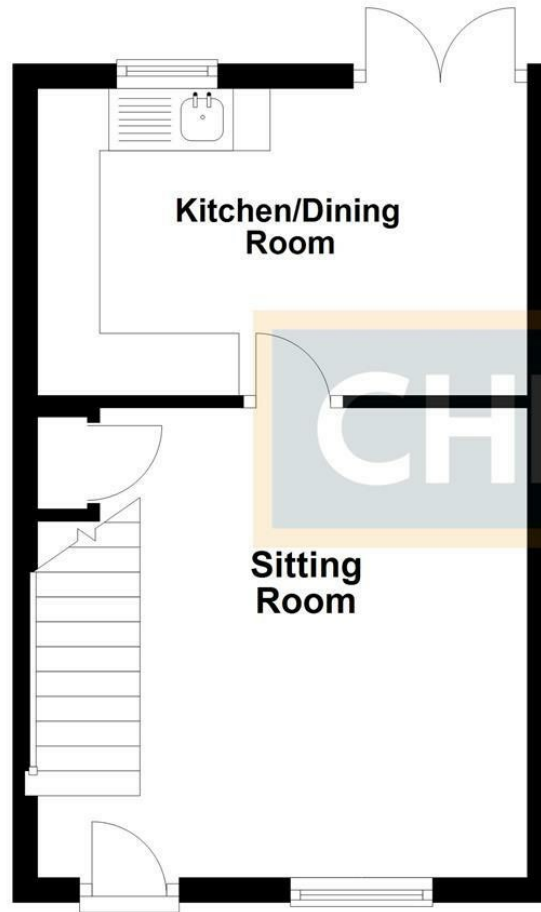
£1,200 PCM

Council Tax Band - B

Local Authority - West Suffolk Council

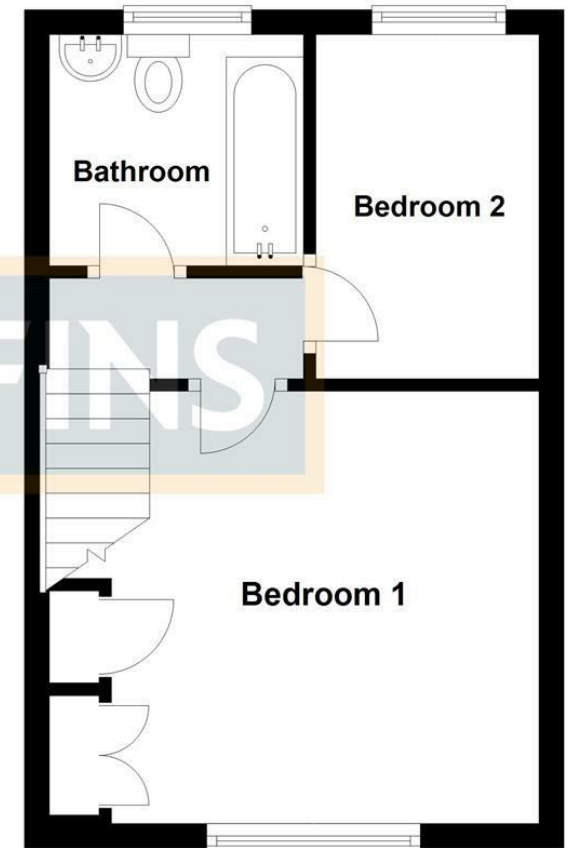
## Ground Floor

Approx. 25.0 sq. metres (269.3 sq. feet)



## First Floor

Approx. 24.3 sq. metres (261.1 sq. feet)



Total area: approx. 49.3 sq. metres (530.4 sq. feet)



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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.