



Park Avenue, Newmarket, Suffolk, CB8 8EY

Rent - £1,215 PCM Deposit - £1,401

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

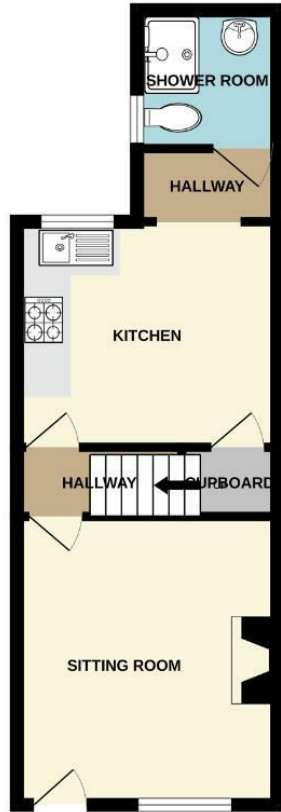
Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are

- TERRACED HOUSE
- TWO BEDROOMS
- MODERN KITCHEN
- FAMILY BATHROOM
- ENCLOSED GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GAS HEATING & ENERGY RATING - C
- APPROXIMATE SIZE - 576 SQFT
- COUNCIL TAX BAND - B
- AVAILABLE MID JULY

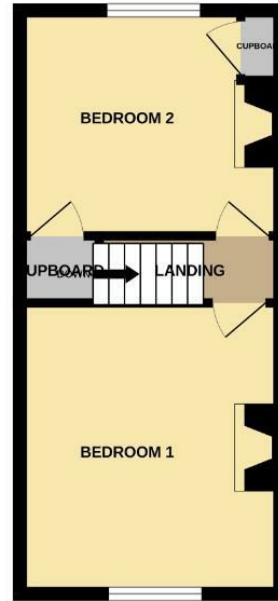


Council Tax Band: B - EPC Rating: C 69

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 herein, 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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