Clarendale Estate, Newmarket, CB8 9LN

CHEFFINS

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Clarendale Estate

Great Bradley, Newmarket,
CB8 9LN

3 1 2

£1,400 PCM

A well presented 3 bedroom link-detached property attractively situated in an established residential area with established gardens. The property features a sitting room with open fireplace, a well equipped modern fitted kitchen and separate utility room and 3 double bedrooms. Further features includes a modern first floor bathroom and ground floor shower room, oil fired central heating, a garage and off-road parking. Council tax band D. EPC Rating D.

LOCATION

GREAT BRADLEY is a small, peaceful, village set in magnificent rolling countryside and is accessible from Newmarket (7 miles), Haverhill (6 miles) and Cambridge (13 miles). There are two highly-regarded primary schools nearby and a railway station at Dullingham (4 miles) has trains to Cambridge (20 mins).

ENTRANCE HALL
with UPVC sealed double glazed entrance door, stairs leading to first floor.

OFFICE
with laminate flooring, radiator, window to front aspect.

BREAKFAST ROOM
with built in cupboard, radiator, window to front aspect.

LIVING ROOM
with open fireplace with stone hearth and surround, radiator, pair of French doors, windows to rear aspect.

KITCHEN
with a range of modern fitted units comprising stainless steel sink unit and drainer with mixed taps and cupboard storage under, fitted base and wall units, worktops and splashbacks, integrated oven and grill with 4-ring ceramic hob and stainless steel chimney style extractor hood, tiled flooring, space and plumbing for washing machine.

UTILITY ROOM
with stainless steel sink unit and drainer with mixer tap and cupboard storage, space and plumbing for washing machine, window and door to rear aspect, part glazed door to front aspect.

GROUND FLOOR SHOWER ROOM
with double width tiled shower cubicle, hand basin and low level WC, tiled splashbacks, window to front aspect.

FIRST FLOOR LANDING
with airing cupboard, water cylinder and immersion, access to roof space.

BEDROOM 1
with radiator, window to rear aspect.

BEDROOM 2
with radiator, window to rear aspect.

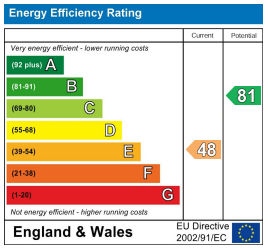
BEDROOM 3
with radiator, window to front aspect.

BATHROOM
with modern suite comprising panelled bath with mixer tap and shower attachments, hand basin and low level WC, tiled splashbacks, radiator, window to front aspect.

OUTSIDE
Attractive gardens laid to lawn with established shrubs and borders, driveway with parking for several vehicles, outside lights.

Rear garden attractive and enclosed, laid to lawn with established hedge borders.

Letting Agents Notes
Deposit - £1615.00
Holding Deposit - £323.00
EPC - E
Council Tax - D
Square Footage -1227.09



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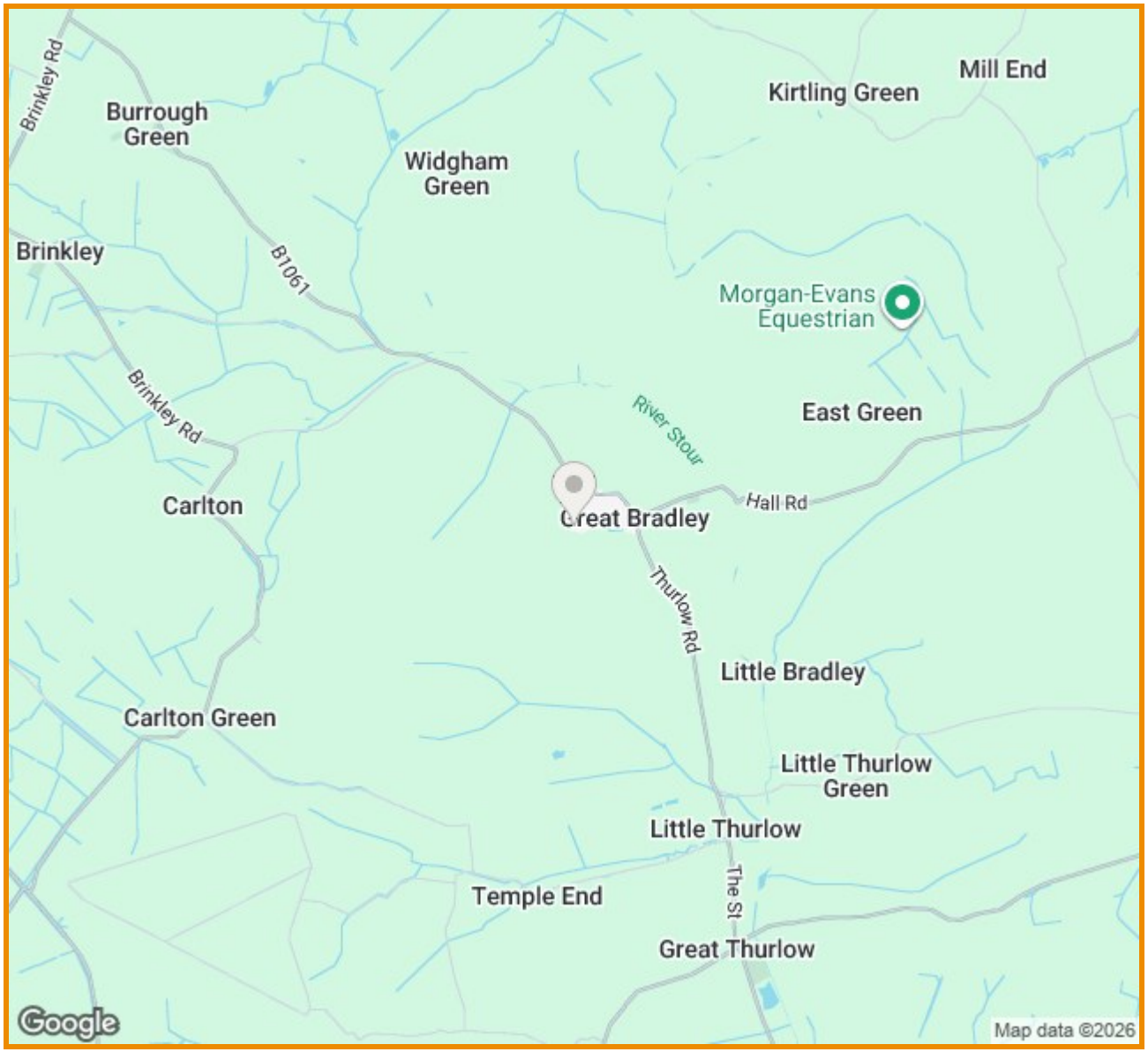
Council Tax Band - D

Local Authority - West Suffolk



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.