Clarke Philips

Estate Agents & Property Management







£950 Per Month

32 CHURCH STREET | NEWMARKET | CB8 7EH

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Available Mid November
This two bedroom Victorian Terrace property is located in the popular village of Exning. The property Includes lounge with open fireplace, kitchen, downstairs bathroom, two double bedrooms upstairs. Outside garden with patio and lawn areas with storage shed. On street parking

Lounge 11'4" x 11'0" (3.45 x 3.35)

Kitchen 10'1" x 8'2" (3.07 x 2.49)

Bathroom

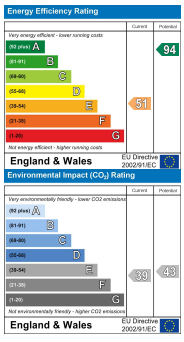
First Floor

Bedroom One 11'3" x 11'0" (3.43 x 3.35)

Bedroom Two 11'3" x 8'4" (3.43 x 2.54 (3.42 x 2.53))

Outside
Small front Garden, to rear patio and grass areas with storage shed

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.