



Falmouth Street, Newmarket, CB8 0LE

**CHEFFINS**

## Falmouth Street

Newmarket,  
CB8 0LE

A well presented 2 bedroom semi-detached house attractively situated in an established cul-de-sac close to the town centre. The property benefits from an open plan double aspect sitting/dining room, a fitted kitchen and a ground floor cloakroom. Additional features include 2 bedrooms and a bathroom on the first floor, gas central heating, uPVC sealed double glazing, and off-road parking. 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





## ENTRANCE HALL

with part glazed entrance door, radiator.



## CLOAKROOM

with low level WC, hand basin with tiled splash backs, radiator, window to front aspect.



## SITTING/DINING ROOM

with stairs leading to first floor, under stair storage cupboard with gas fired central heating boiler, laminate flooring, 2 radiators, window to front aspect, pair of French doors leading to rear garden.



## KITCHEN

open plan with stainless steel sink unit and drainer with mixer tap, range of base and wall mounted units worktops and tiled splashbacks, stainless steel oven and grill with 4 burner gas hob and extractor hood over, space and plumbing for washing machine, recessed ceiling lighting, windows to side and rear aspects.



## BEDROOM 2

with 2 built-in wardrobes, access to roof space, radiator, window to front aspect.

## BATHROOM

with white suite comprising panelled bath with shower over, pedestal hand basin and low level WC, tiled splashbacks, recessed ceiling lighting, extractor fan, radiator, window to rear aspect.

## OUTSIDE

To the front of the property is a small open plan garden laid to lawn with a pathway to the front door and an outside light.

To the side of the property is a parking space and a gated access leading to an enclosed rear garden, laid to lawn with a paved patio area and an outside light.

## Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - C

Council Tax - B

Square Footage - 624.31

## FIRST FLOOR LANDING

with window to rear aspect.



## BEDROOM 1

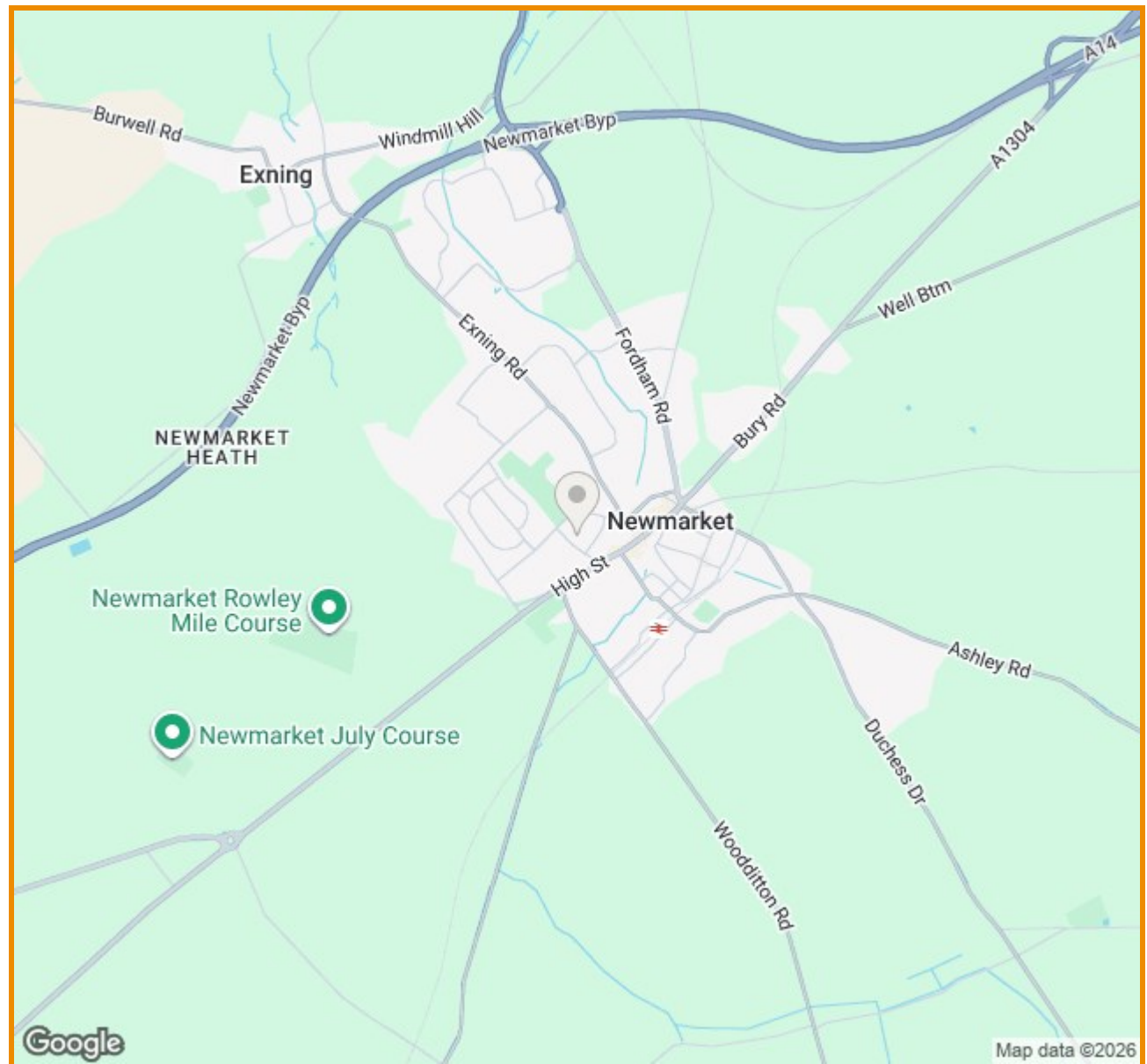
with 3 built-in wardrobes, radiator, window to front aspect.

For more information on this property please refer to the Material Information brochure on our Website.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 88        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

£1,200 PCM  
Council Tax Band – B  
Local Authority – West Suffolk Council



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.

