Clarke Philips

Estate Agents & Property Management







£1,250 Per Month

2 THE ORCHARD | NEWMARKET | CB8 9EA

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Two bedroom end of terrace bungalow in popular village location on outskirts of Newmarket, benefitting from entrance hall, lounge with open fire, bathroom with separate shower and Jacuzzi bath, and fully fitted kitchen. Private rear garden, off road parking and single garage. Call to view!

Entrance Hall

Lounge
4.47m x 3.38m (14' 8" x 11' 1") Feature open fire, window to front aspect.

Bathroom
Bathroom suite comprising of corner shower, Jacuzzi bath, pedestal sink and low level WC.

Bedroom 1
3.99m x 3.00m (13' 1" x 9' 10") Window to front aspect, Double bed and wardrobe available to stay if required.

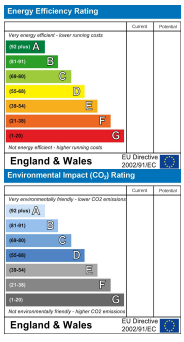
Bedroom
2.88m x 2.41m (9' 5" x 7' 11") Glazed doors to rear garden.

Kitchen
2.87m x 2.65m (9' 5" x 8' 8") Fully fitted kitchen, white goods include washing machine, fridge, oven and hob fitted. Door to rear garden.

Garden
Low maintenance rear garden, now overlooked.

Garage
Single garage to front of the property with off road parking.

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.