



£1,250 Per Month

23 CROCKFORDS ROAD | NEWMARKET | CB8 9BG

23 CROCKFORDS ROAD | NEWMARKET | CB8 9BG

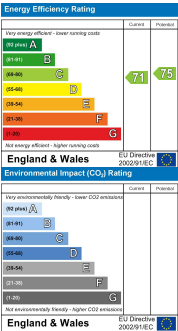
IDEAL FOR USAF - TWO-BEDROOM FIRST-FLOOR APARTMENT WITH GARAGE AND GARDEN
Situating within walking distance of Newmarket Train Station and local amenities, this well-presented two-bedroom first-floor apartment offers spacious, modern accommodation with excellent transport links.

The property features a bright and airy open-plan living area incorporating a lounge, dining space and modern fitted kitchen. Further accommodation includes two bedrooms and a generously sized family bathroom.
Externally, the property benefits from an enclosed rear garden, off-road parking and a garage.

Conveniently positioned for access to Newmarket town centre, the railway station and the A11, making it an ideal choice for commuters.

Directions

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk



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 MISEDSCRIPTIONS 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.