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Mill Hill, Newmarket, CB8 0JB

CHEFFINS



## Mill Hill

Newmarket,  
CB8 0JB

A semi-detached 2 bedroom period cottage close to the centre of Newmarket and within walking distance of the town centre. The property offers well proportioned accommodation and has period features including an open fireplace with wood burning stove. . EPC: D, Council Tax: B. Available Now.

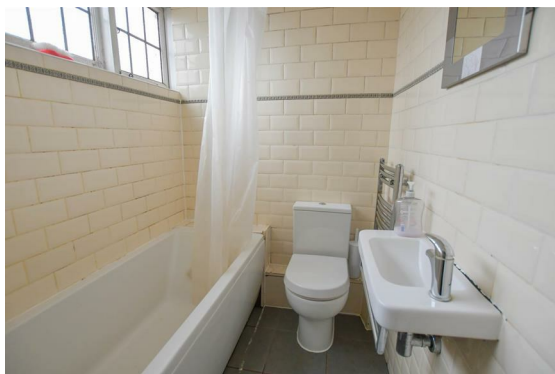
### LOCATION

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 0

**£945 PCM**





## SITTING/DINING ROOM

open plan with exposed wall and ceiling timbers, open fireplace with brick surround and timber mantle, built in cupboard storage and shelving, stairs leading to first floor, understairs storage cupboard with space and plumbing for washing machine, wall light points, television and telephone points, pair of radiators with covers, part glazed entrance door, pair of windows to front aspect.

## KITCHEN

with contemporary styled fitted base and wall units, solid wood worktops, tiled splash backs, deep ceramic sink with mixer tap, integrated electric oven and grill with 4 ring hob, gas fired combination boiler, extractor fan, window to side aspect, cupboard housing fridge and freezer, eye level storage over, lead in glass window.

## BATHROOM

with panelled bath with mixer tap and shower attachment, hand basin, high level WC, heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, 3 windows to rear aspect.

## FIRST FLOOR LANDING

with recessed ceiling spotlights.

## BEDROOM 1

with fireplace with cast iron grate and surround, solid wood oak flooring, recessed ceiling spotlights, access to roof space, radiator with cover, window to front aspect.

## BEDROOM 2

with radiator, window to front aspect.

## AGENTS NOTE

Please note that there is no garden with this property and parking is on street.

## Letting Agents Notes

Deposit - £1090.00

Holding Deposit - £218.00

Square Footage - 602.78

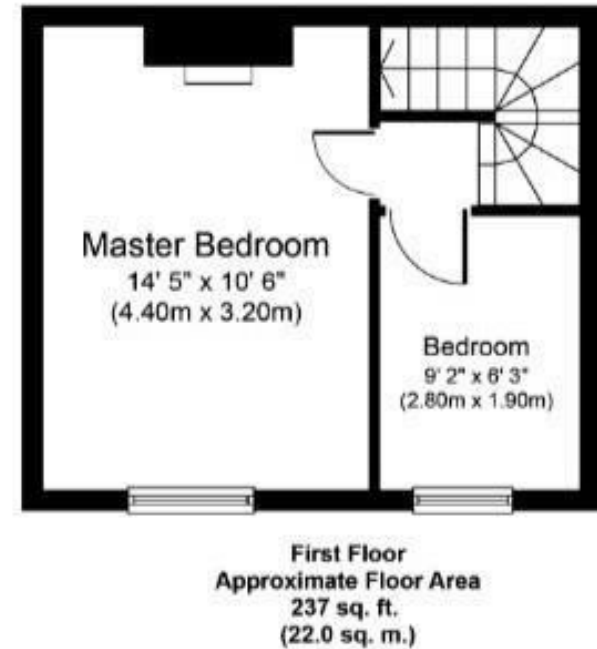
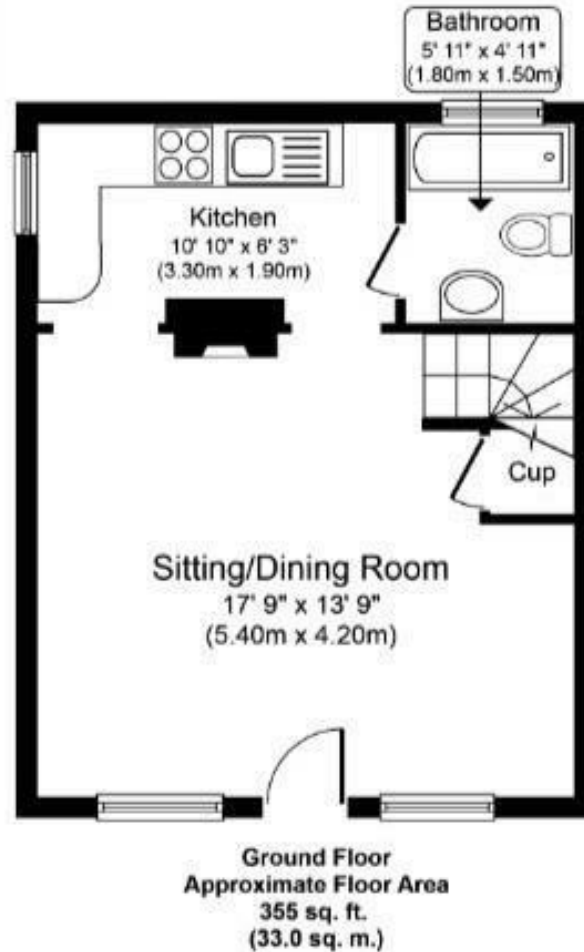
No parking or garden.

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		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£945 PCM  
Council Tax Band – B  
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.

