



Old School Lane, Brinkley, Newmarket, CB8 0SJ

CHEFFINS

Old School Lane

Brinkley, Newmarket,
CB8 0SJ

 4  1  2

£1,395 PCM

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: C
- Oil Fired Central Heating
- Off Street Parking
- Garden

A 3/4 bedroom semi detached house located on the edge of this attractive village approximately 5 miles from Newmarket and 10 miles from Cambridge. The spacious and versatile accommodation comprises entrance hall, kitchen, living room, conservatory, dining room/bedroom 4, cloakroom, 3 further double bedrooms and bathroom. Front and rear gardens and off street parking. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: C.





LOCATION



BRINKLEY is a sought after unspoilt village lying 5 miles south of Newmarket and 10 miles east of Cambridge. The village benefits from a church, a public house and village hall. There is a Primary School at nearby Burrough Green (one and a half miles away).

ENTRANCE HALL

stairs rising to the first floor. The sitting room, kitchen, dining room and cloakroom are accessed off the entrance hall.

SITTING ROOM

feature fireplace place with working log burner, window to front aspect and bi-fold doors to:

CONSERVATORY

patio doors to rear garden.

KITCHEN

base and wall units, work tops, sink, oven with gas hob, dishwasher, alcove with two storage cupboards, windows to side and rear aspects and door to:

GLAZED LEAN TO/UTILITY ROOM

works tops, washing machine and door to rear garden and door to store.

DINING ROOM/BEDROOM 4

fitted wardrobe and window to front aspect.

CLOAKROOM

wc, wash basin and window to side aspect.

STAIRS/LANDING

bedrooms 1, 2 & 3 and the bathroom are accessed off the landing.

BEDROOM 1

fitted wardrobes, dormer window to front aspect and window to rear aspect.

BATHROOM

large shower cubicle, wc, wash basin with vanity unit below, heated towel rail and windows to side and rear aspects.

BEDROOM 2

fitted wardrobes and window to side aspect.

BEDROOM 3

window to front aspect.

OUTSIDE

gravelled driveway providing extensive off street parking, lawn and borders to the front and enclosed rear garden principally laid to lawn with patio and potting shed.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £321

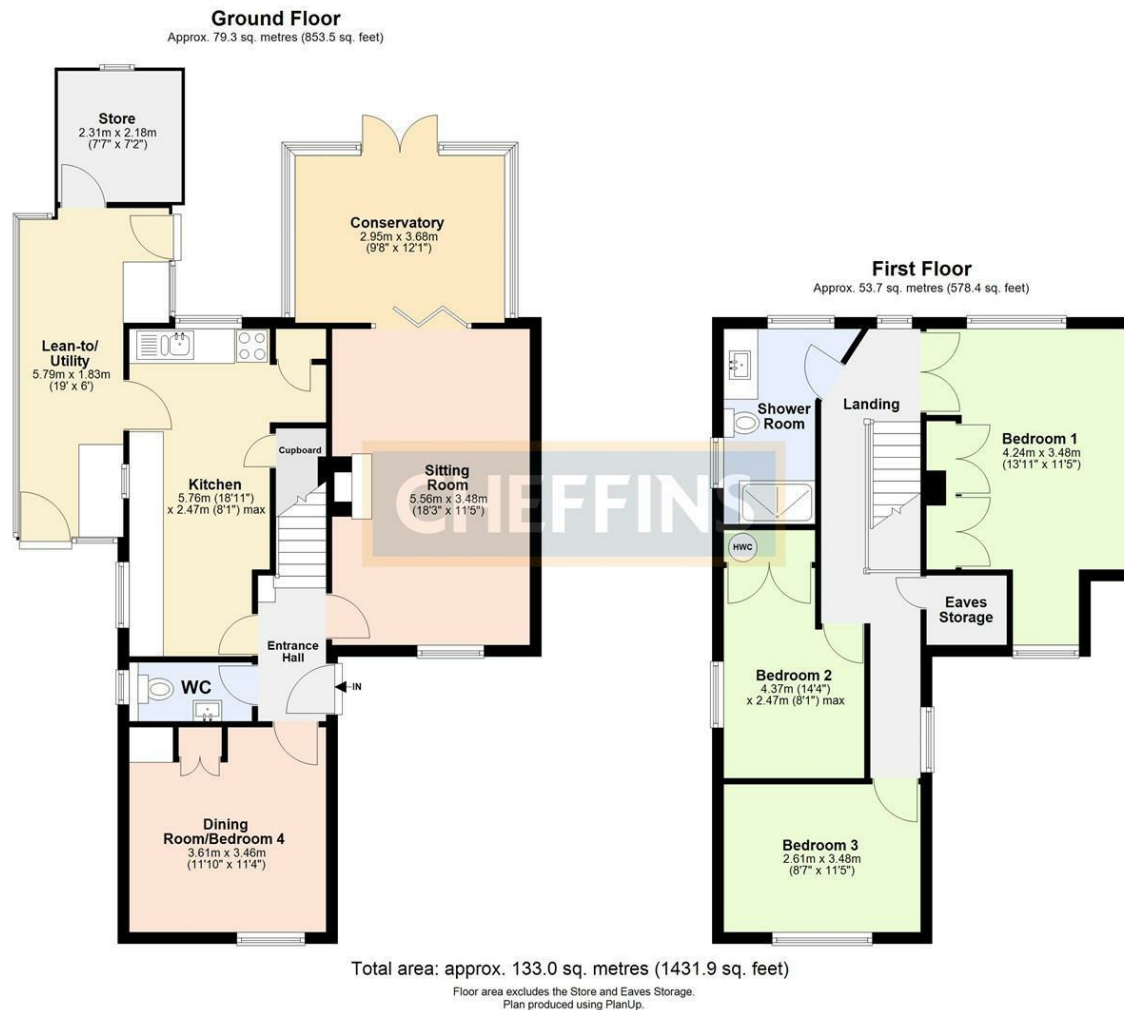
Deposit - £1609







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		64
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

