



Newmarket Road, Moulton, CB8 8SS

CHEFFINS

Newmarket Road

Moulton,
CB8 8SS

- Minimum 6 Month Tenancy
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Excellent Presentation
- Self Contained Studio/Garden Room
- Attractive Private Gardens
- Individual Detached Chalet Style Bungalow

An exceptional individual detached chalet style home situated in a sought after location with views to the front over Moulton Paddocks. The property is superbly presented throughout and benefits from a double aspect living room with a wood burner effect stove, a well equipped modern fitted kitchen/breakfast room and 3 bedrooms and a bathroom on the ground floor. Additional features include 2 further double bedrooms with ensuites on the first floor, attractive gardens, a garage and a self-contained studio/garden room. EPC: E, Council Tax Band: D.

5 3 2

£2,500 PCM





LOCATION

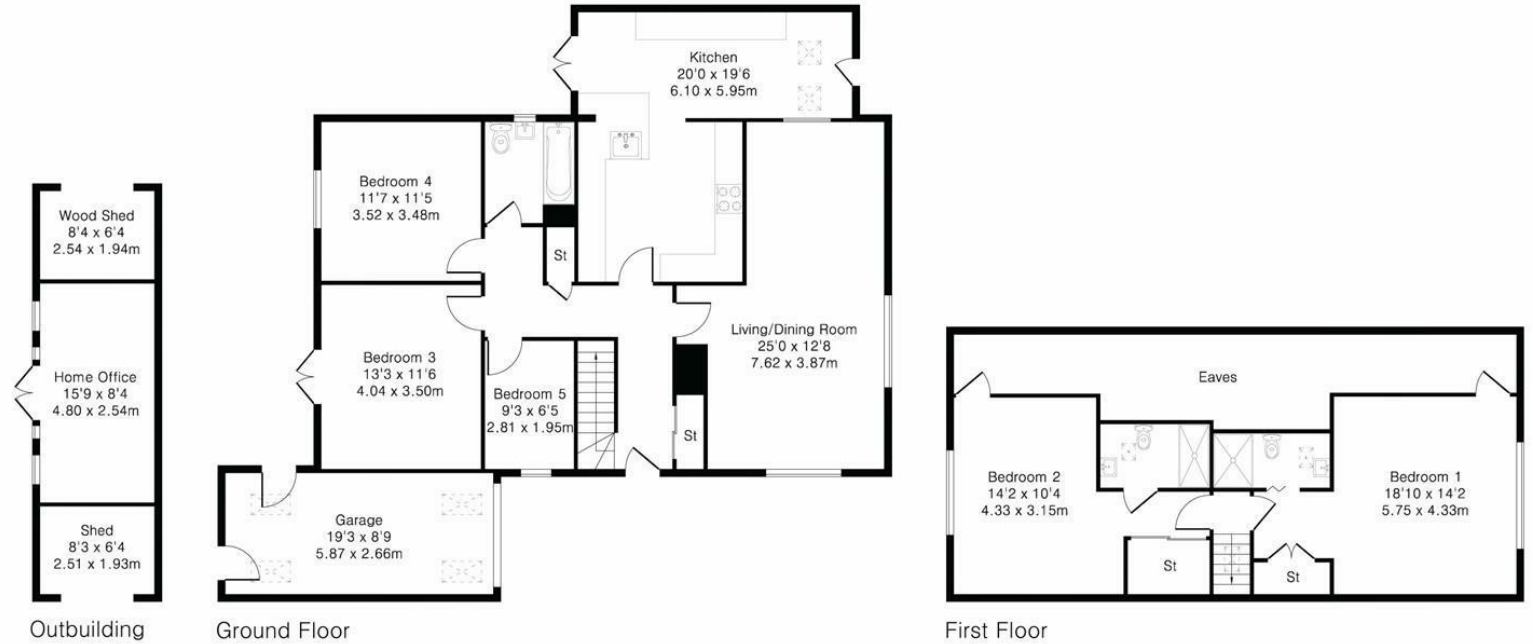
MOULTON is an attractive unspoilt village with the advantage of a primary school, post office, general store, Packhorse Inn and village hall. The busy town of Newmarket is just 3 miles away with numerous schools, a sports centre, swimming pool and theatre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£2,500 PCM
Council Tax Band – D
Local Authority – West Suffolk

Approximate Gross Internal Area 2000 sq ft – 186 sq m
Ground Floor Area 1227 sq ft – 114 sq m
First Floor Floor Area 534 sq ft – 50 sq m
Garage Area 168 sq ft – 16 sq m
Outbuilding Area 239 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk



CHEFFINS

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.