

# CHEFFINS



Falmouth Street, Newmarket, CB8 0LE

£1,200 PCM



- End terraced Property
- 2 Bedrooms
- Open Plan Sitting / Dining Room
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Parking
- EPC Rating C
- Available Now

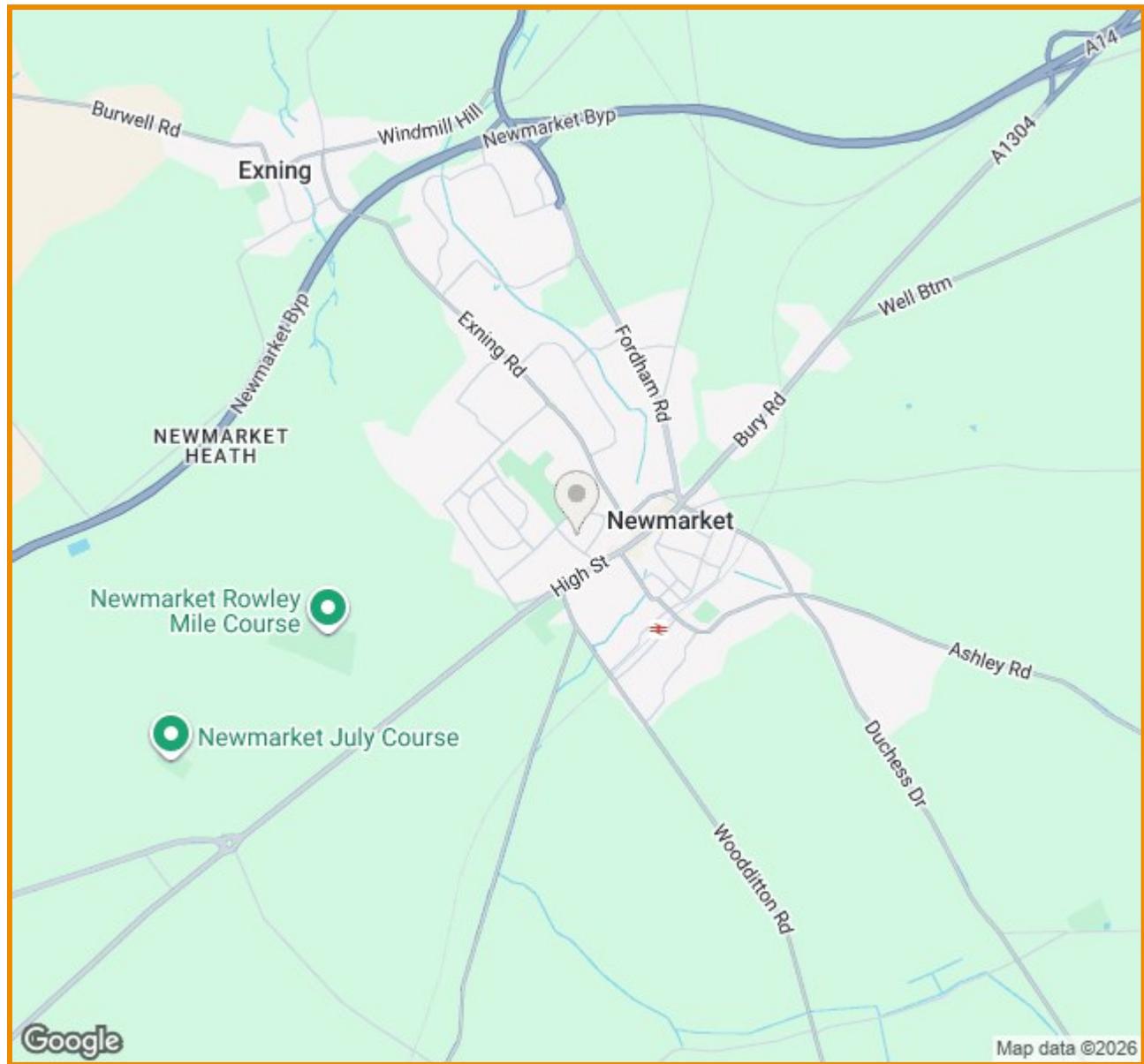
A modern 2 bedroom end terraced property attractively situated close to the centre of town. The property benefits from an open plan living area, a fitted kitchen and a ground floor cloakroom. EPC rating C. Council tax band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,200 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.

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



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.