

Red Houses, London Road, Newmarket, CB8 0TZ

CHEFFINS

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Red Houses, London

Six Mile Bottom, Newmarket, CB8 0TZ

3 1 1

£1,300 PCM



A superbly presented 3 bedroom semi-detached house located on the outskirts of Newmarket with good access to Cambridge. The accommodation comprises: 3 bedrooms, sitting room with window to front aspect, fitted kitchen, utility room, bathroom, enclosed garden and off road parking. Further benefits include double glazing, electric heating and views over open countryside. EPC: D, Council Tax Band: B.

LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include a convenience store and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).








Entrance Hall
with stairs to first floor.

Sitting Room
with radiator, window to front aspect.

Dining Room
with radiator, storage cupboard.

Cloakroom/Utility Room
with low level WC, sink with mixer tap, space and plumbing for washing machine, radiator, window to side.

Kitchen
with a range of newly fitted base and wall mounted units, sink and drainer with mixer tap, electric oven with 4-ring electric hob and extractor hood over, tiled splashbacks, window to side,

Bathroom
with panelled bath with shower over, low level WC, pedestal handbasin, heated towel rail, window to side.

FIRST FLOOR

Stairs and Landing
with window to side aspect.

Bedroom 1
with radiator, window to front aspect.

Bedroom 2
with radiator, window to rear.

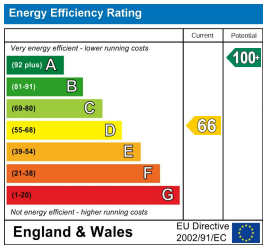
Bedroom 3
with radiator, window to side aspect.

OUTSIDE
The property enjoys front and rear gardens featuring lawned areas, mature trees and established hedging. There are useful outbuilding and additional storage and the property offers off-road parking.

Letting Agents Notes
Deposit - £1500.00
Holding Deposit - £300.00
EPC - D
Council Tax - B
Square Footage - 796.529



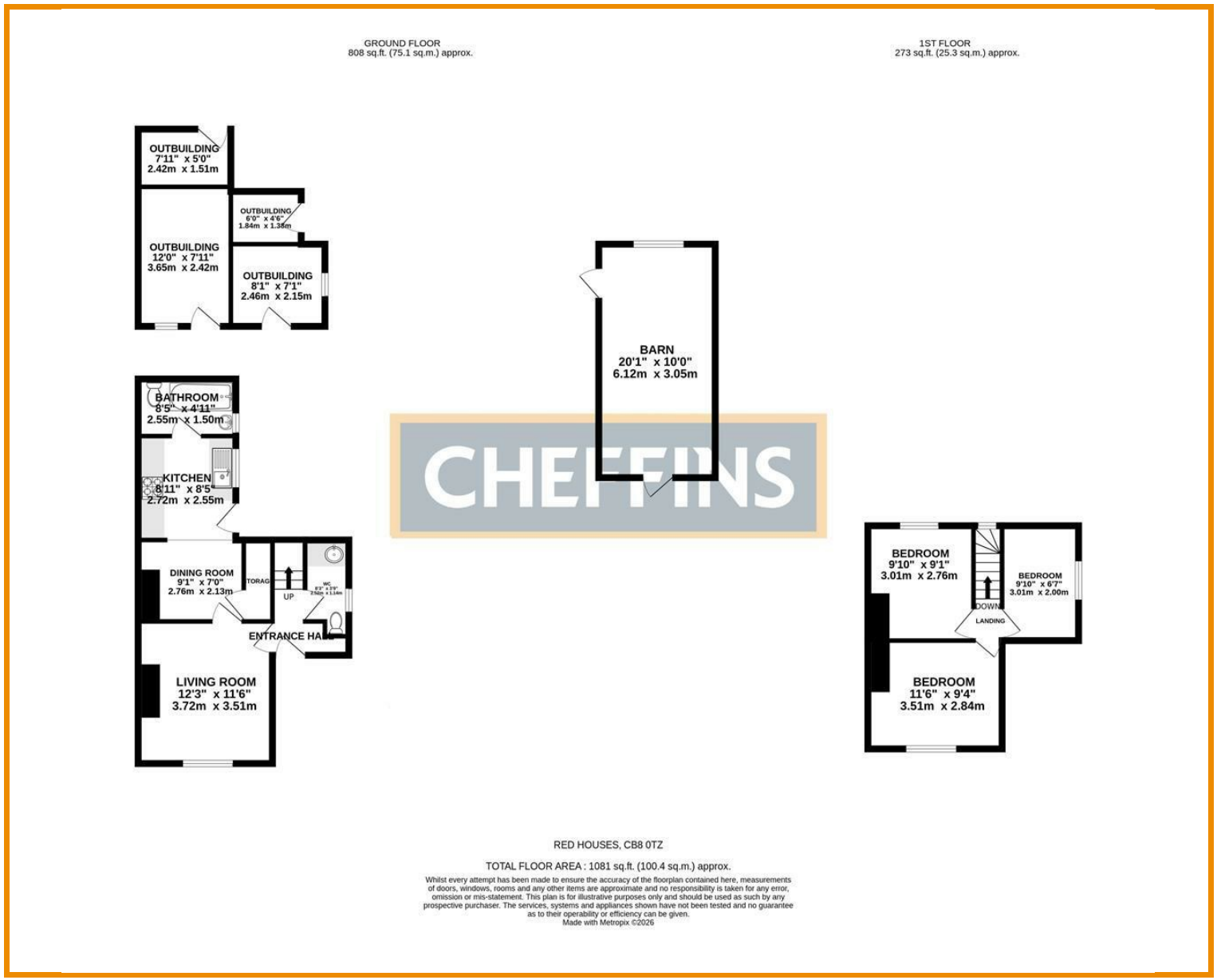




£1,300 PCM

Council Tax Band - B

Local Authority - East Cambridgeshire



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.