



Delamere Close, Newmarket, CB8 0XF

CHEFFINS

Delamere Close

Six Mile Bottom, Newmarket,
CB8 0XF

A two-bedroom terraced bungalow situated on Delamere Close in the quiet village of Six Mile Bottom, within easy reach of Newmarket. The single-storey accommodation features a bright reception room, two well-proportioned bedrooms, a fitted kitchen, a wet room and separate WC. Set in a countryside setting, it offers low-maintenance rental living with quick access to local amenities and commuter routes. EPC: D, Council Tax Band: B. Available Now.

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).

2 1 1

£1,200 PCM





Entrance Hall

with tiled floor, door to garden.

Sitting Room

with feature exposed beams, radiator, window to side aspect.

Kitchen

with modern fitted kitchen comprising a range of base and wall mounted units, sink and drainer with mixer tap, electric free standing oven with 4-ring hob, space and plumbing for washing machine, space for fridge freezer, boiler cupboard, radiator, window to front aspect.

Wet Room

with shower, radiator, handbasin, cupboard housing hot water tank.

WC

with low level wc.

Bedroom 1

with radiator, window to front aspect.

Bedroom 2

with radiator, window to side aspect.

Outside

A private, enclosed rear garden mainly laid to lawn with paved

flagstone pathways, timber panel fencing, and a mature pine tree. Double doors open directly from the property onto the garden, offering a quiet space for outdoor living.

Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - D

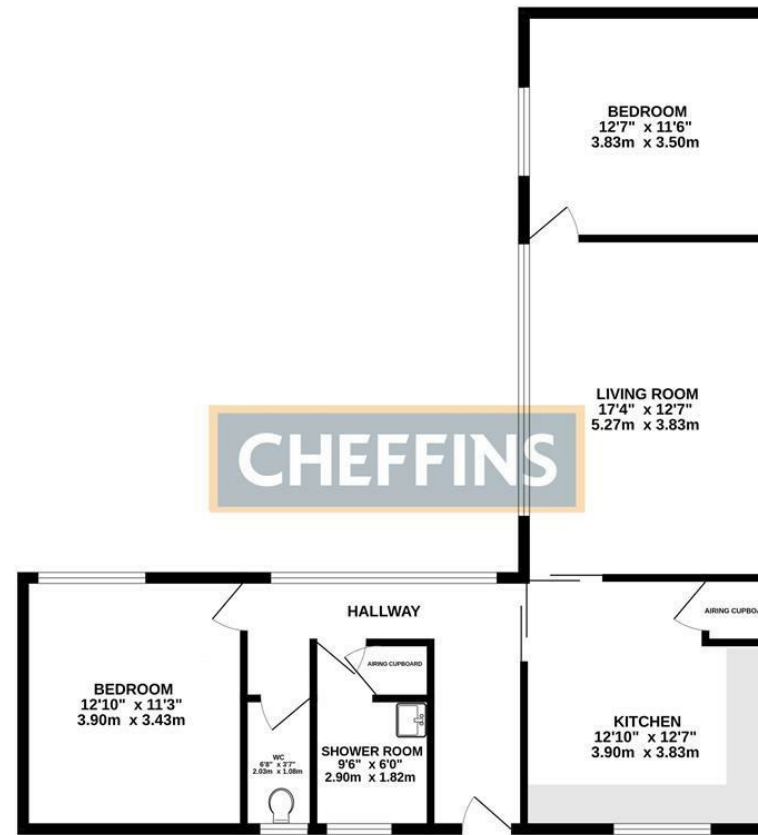
Council Tax - B



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	56
(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 – South Cambs

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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