



Red Houses, Newmarket, CB8 0TZ

CHEFFINS

Red Houses

Six Mile Bottom, Newmarket,
CB8 0TZ

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: C, 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).

3 1 1

£1,400 PCM





Entrance Hall

with storage cupboard and stairs to first floor.



Sitting Room

with electric heater, window to front aspect.



Dining Room

with electric heater, storage cupboard.



Utility/Cloakroom

with low level WC, sink with mixer tap and cupboard under, electric heater, cupboards housing fuse boards, window to side and rear.

Kitchen

newly fitted with a range of 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, electric heater, window to side.



Stairs and Landing

with window to side aspect.

Bedroom 1

with electric heater, window to front.

Bedroom 2

with electric heater, window to rear.

Bedroom 3

with electric heater, window to side.

OUTSIDE

The property enjoys front and rear gardens featuring lawned areas, mature trees and established hedging. There are 2 useful sheds providing additional storage, together with a traditional pig sty and the property offers off-road parking.

Letting Agents Notes

Deposit - £1615.00

Holding Deposit - £323.00

EPC - C

Council Tax - B

Square Footage - 796.54

FIRST FLOOR

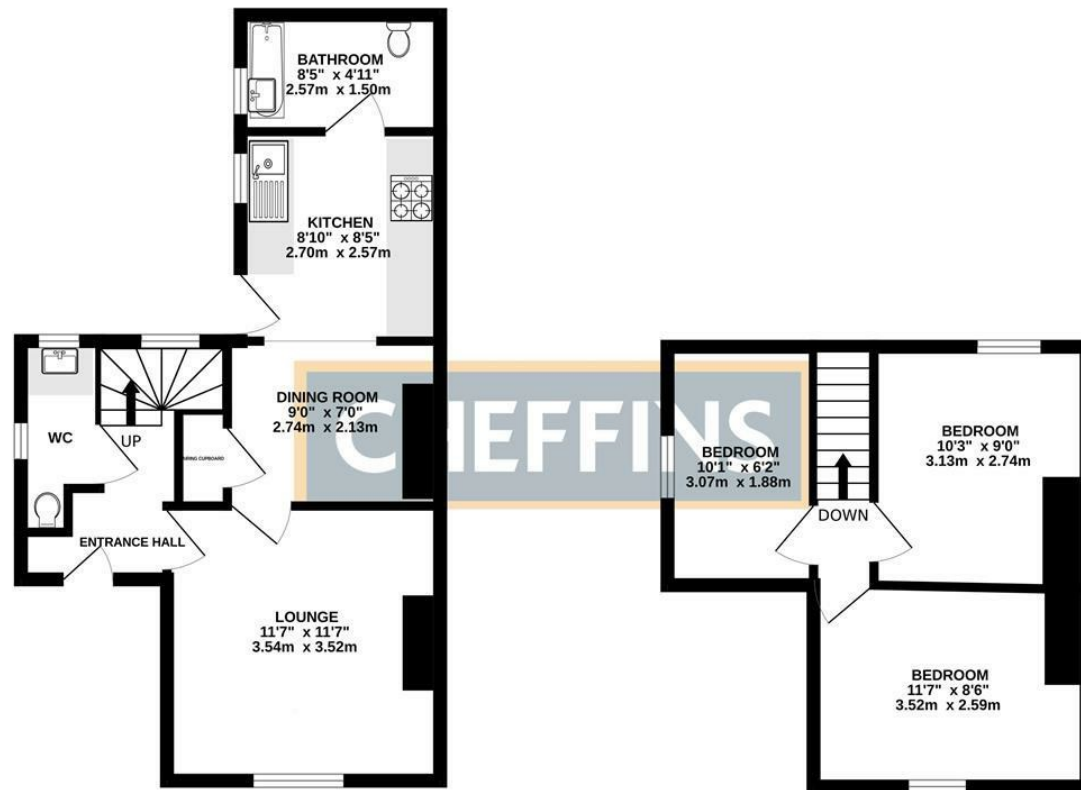


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,400 PCM
Council Tax Band - B
Local Authority - East Cambs

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



21 RED HOUSES, SIX MILE BOTTOM, NEWMARKET, CB8 0TZ

TOTAL FLOOR AREA: 645 sq.ft. (59.9 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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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.

