



Fairlawns, Newmarket, CB8 9JS

CHEFFINS

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Newmarket,
CB8 9JS

A well presented 2 bedroom end terrace house standing in a sought after town location. The property benefits from a modern fitted kitchen, a large sitting room and a master bedroom with dressing room. Additional features include a gas central heating, a garage and parking and an attractive established South facing garden. Available February 2026. EPC Rating D.

 2  1  1

£1,100 PCM



LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE HALL**

with glazed entrance door.

CLOAKROOM

with basin, low level and WC.

SITTING ROOM

with radiator, stairs to first floor, bay window.

KITCHEN / DINING ROOM

with a range of fitted units comprising: bowl sink unit with cupboards under, further base and wall mounted cupboards, plumbing for washing machine, built in oven and gas hob with extractor hood over, 2 radiators and gas fired boiler.

CONSERVATORY

with door to rear garden

FIRST FLOOR**LANDING**

with airing cupboard housing hot water tank.

BEDROOM ONE

with radiator, built in wardrobe, archway to dressing room.

DRESSING ROOM

with radiator, built in bookcase.

BEDROOM TWO

with built in wardrobe and radiator.

SHOWER ROOM

with shower cubicle, basin and vanity unit, low level WC, chrome towel rail/radiator.

OUTSIDE

To the front there is a driveway for two cars, single garage with up and over door and raised flower bed by front door.

To the rear there is a paved patio with flower beds.

Letting Agents Notes

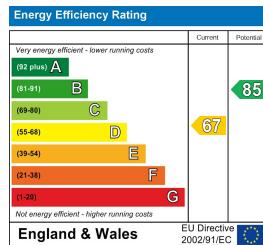
Deposit -

Holding Deposit -

EPC - D

Council Tax -

Square Footage - 753.474



£1,100 PCM
Council Tax Band - D
Local Authority - West Suffolk

1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

CONSERVATORY
KITCHEN/DINER
SITTING ROOM
BATHROOM

GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sizes and areas shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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