



Coach Lane, Newmarket, CB8 9ST

**CHEFFINS**

## Coach Lane

Cheveley, Newmarket,  
CB8 9ST

- 3 spacious bedrooms
- Modern fitted kitchen
- End terrace house
- Sought after village
- Courtyard Garden
- Driveway and Parking
- Oil Fired Central Heating and Log Burner

A charming period house with an enclosed courtyard garden situated in a highly sought after village location. The property benefits from 3 bedrooms, a double aspect sitting room, dining room, modern fitted kitchen and utility room. Further features include oil fired central heating, double glazing and driveway and parking. EPC: E, Council Tax Band: C

3 1 2

**£1,600 PCM**



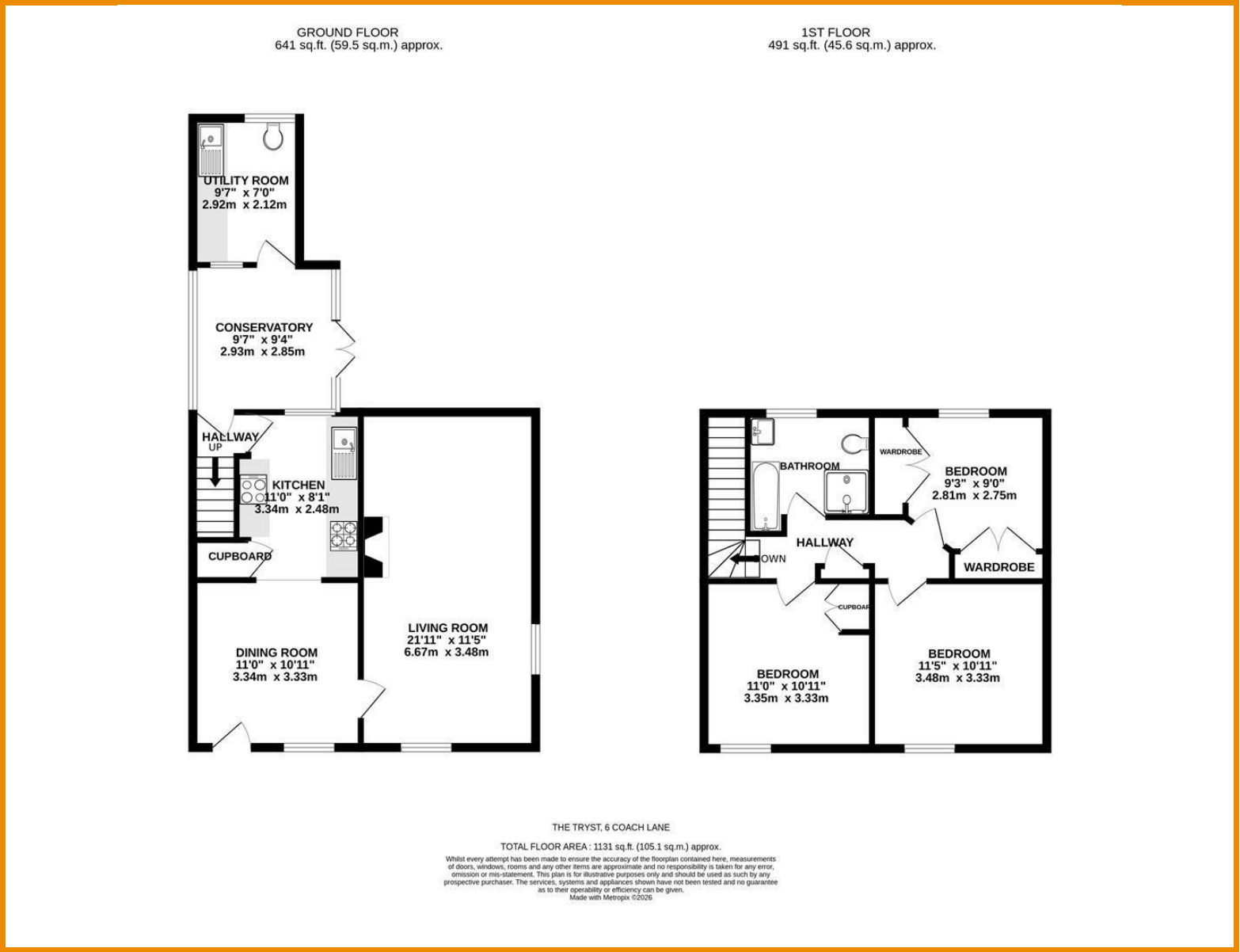


## LOCATION

Cheveley is a highly sought-after village, offering a peaceful setting with convenient access to Newmarket and Cambridge. The village features a local shop, primary school, and charming countryside surroundings, making it a fantastic location for those seeking a quieter lifestyle with excellent transport links.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            | 51        |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

£1,600 PCM  
Council Tax Band – C  
Local Authority – East Cambs



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](http://cheffins.co.uk)

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.

