



Brinkley Road, Newmarket, CB8 9UW

CHEFFINS

Brinkley Road

Dullingham, Newmarket,
CB8 9UW

A well presented 3 bedroom semi detached property located in the popular location of Dullingham which is only 12 miles east of Cambridge and 4 miles from Newmarket town. The property offers open plan kitchen/ living area, 3 bedrooms, two of which with built in storage, a family bathroom and low maintenance garden area. Additional benefits include integrated appliances, oil heating and 2 off road parking spaces. Council tax band D. EPC Rating C.

LOCATION

DULLINGHAM is a picturesque village 4 miles from the horse racing town of Newmarket and 12 miles east of Cambridge. Amenities include several good primary schools, 2 public houses and a community centre with Post Office and shop. Dullingham also benefits from easy access to major roads such as the A11, A14 and M11 and Granta Park and Science Park in Cambridge. Its train station is situated on the Cambridge to Ipswich line and main line direct services to London can be easily reached from Whittlesford Parkway via the A11.

3 2 1

£1,650 PCM





ENTRANCE AREA

with solid oak flooring, leading to:

CLOAKROOM

with wash basin and WC, window to side.

KITCHEN / LIVING AREA

with a range of 'Aragon' porcelain gloss wall and base units with corian work surfaces and sink with tap and glass splashbacks. Integrated appliances includes combination oven and microwave, 4 ring gas hob with extractor over, fridge/ freezer, dishwasher and washing machine.

FIRST FLOOR

LANDING

with cupboard housing oil fired boiler.

BEDROOM ONE

with built in double wardrobe cupboard.

BEDROOM TWO

with built in double wardrobe cupboard.

BEDROOM THREE

BATHROOM

with a 4- piece suite including panelled bath, vanity wash basin, WC and corner shower cubicle and underfloor heating.

OUTSIDE

To the front there is a paved pathway, laid to lawn either side and enclosed by a picket fence and gate.

The rear garden has a full width paved terrace area and pathway leading to the gated rear access, the remainder of the garden is laid to lawn with flower and shrub beds. The oil tank is also in the rear garden.

There is a double cart lodge that provided parking for 2 vehicles.

Letting Agents Notes

Deposit -£1903.00

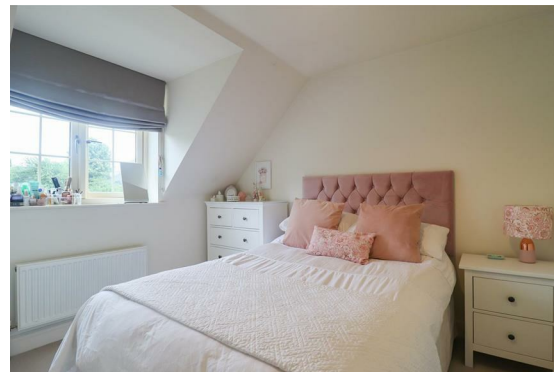
Holding Deposit - £380.00

EPC - C

Council Tax - D

Square Footage - 882.64

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

£1,650 PCM

Council Tax Band - D

Local Authority - East Cambs

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.

