

Griffin Gardens, Newmarket, CB8 0AG

CHEFFINS

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Griffin Gardens

Croft Road, Newmarket,
CB8 0AG

2 1 1

£1,200 PCM



A modern 2 bedroom terraced house forming part of a small development of only 10 houses. The property is superbly presented and benefits from a well equipped fitted kitchen, a ground floor cloakroom and 2 double bedrooms. Further benefits include gas central heating, a garden and off road parking. EPC: B, Council Tax Band: B

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 part glazed entrance door, radiator, recessed ceiling lighting.

Cloakroom
with concealed cistern low level WC, hand basin with mixer tap, tiled splash backs, extractor fan, recessed ceiling lighting.

Kitchen
with a stainless steel sink unit and drainer with mixer tap, range of fitted base and wall units, worktops and tiled splash backs, integrated stainless steel oven and grill, 4 ring ceramic hob and extractor hood over, integrated fridge and freezer, cupboard housing gas fired central heating boiler, radiator, recessed ceiling lighting, window to front aspect.

Sitting Room
with stairs leading to 1st floor, under stair storage cupboard, radiator, pair of French doors leading to the rear garden.

FIRST FLOOR

Landing
with recessed ceiling lighting.

Bedroom 1
with built in cupboard with shelving, radiator, window to rear aspect.

Bedroom 2
with radiator, window to front aspect.

Bathroom
with panelled bath with mixer tap and shower attachment over, hand basin with mixer tap, concealed cistern low level WC, ladder style heated towel rail, recessed ceiling lighting, extractor fan.

OUTSIDE
Small FRONT GARDEN area with brick wall and gated access.

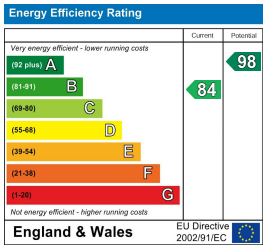
Enclosed REAR GARDEN with paved patio, shingled area, gated access to the rear.

Allocated PARKING SPACE to the rear.

Letting Agents Notes
Deposit - £1384.00
Holding Deposit - £276.00
EPC: B
Council Tax Band: B



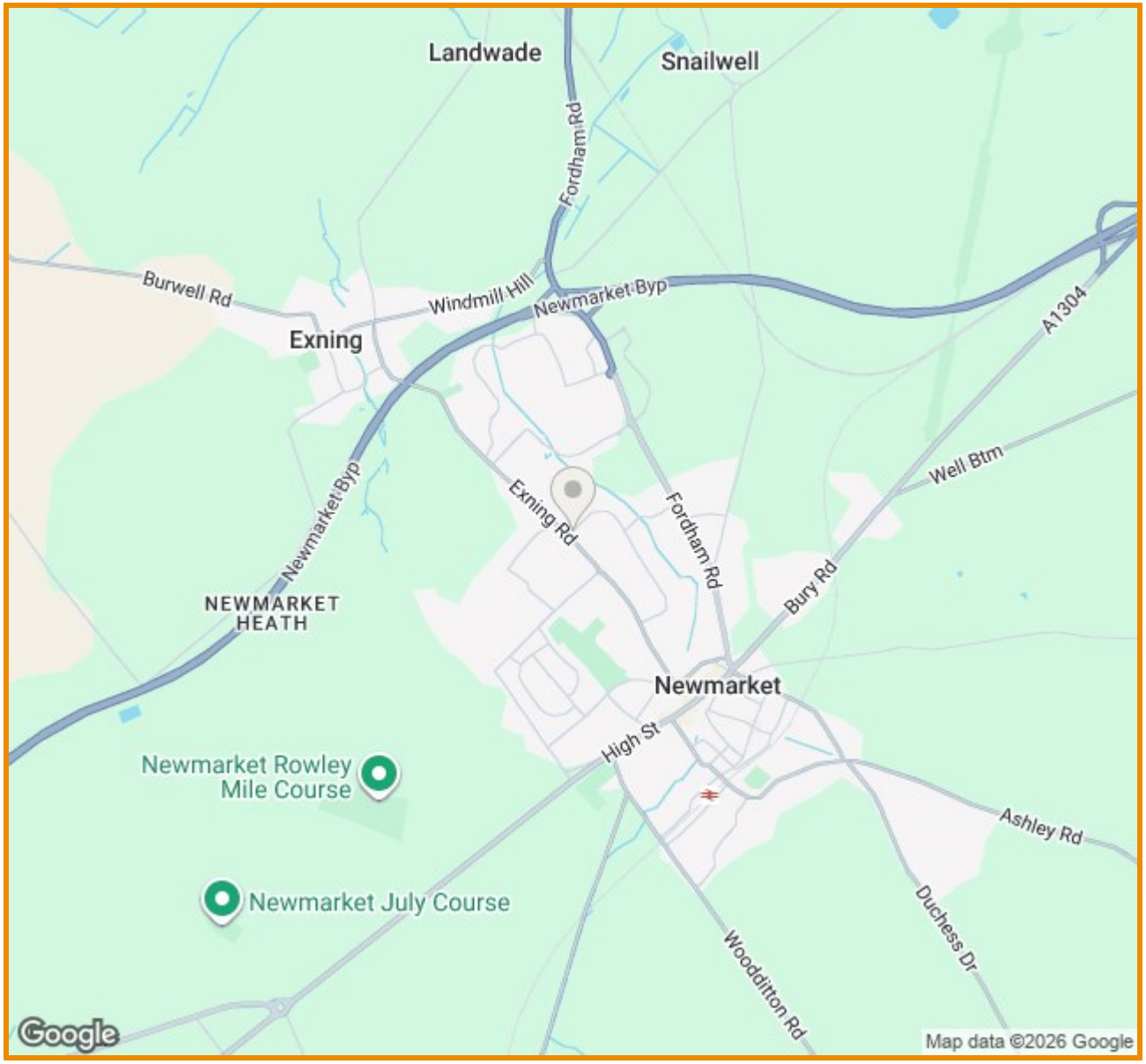




£1,200 PCM

Council Tax Band - B

Local Authority - West Suffolk



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.