



Falmouth Street, Newmarket, CB8 0LE

**CHEFFINS**



## Falmouth Street

Newmarket,  
CB8 0LE

A well presented 3 bedroom modern property attractively situated close to the High Street. The property benefits from a double aspect open plan sitting/dining room, a well equipped modern fitted kitchen and a ground floor cloakroom, uPVC double glazing, off-road parking and a garden. No pets / No Smoking. EPC: C, Council Tax Band: C

### 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.

3 1 1

**£1,300 PCM**





## ENTRANCE HALL

with part glazed entrance door, window to front aspect, radiator.

## CLOAKROOM

with low level WC, hand basin with tiled splashbacks, extractor fan, radiator.



## SITTING/DINING ROOM

with stairs leading to first floor, under stair storage cupboard, laminate flooring, 2 radiators, uPVC sealed unit double glazed door and window to rear aspect, window to front aspect.



## KITCHEN

with a range of fitted units comprising stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted cupboards, worktops and tiled splashbacks, integrated stainless steel oven and grill with 4 burner gas hob and extractor hood over, space and plumbing for washing machine, recessed ceiling lighting, radiator, window to rear aspect.



## FIRST FLOOR LANDING

with cupboard housing Viessmann gas fired central heating boiler.



## BEDROOM 1

with 2 built-in cupboards, radiator, window to front aspect.



## BEDROOM 2

with 2 built-in cupboards, access to roof space, radiator, window to rear aspect.

## BEDROOM 3

with built-in cupboard, radiator, window to rear aspect.

## BATHROOM

with a white suite comprising bath with shower over, pedestal hand basin with mixer tap, low level WC, part tiled walls, extractor fan, radiator, window to front aspect.

## OUTSIDE

To the front of the property is parking for 2 vehicles and a small garden area, bin store and outside light.

To the rear of the property is a large garden laid to lawn with a small patio area and outside light.

## Letting Agents Notes

Deposit - £1500.00

Holding Deposit - £300.00

Square Footage - 861.113

Property Type - Terraced House

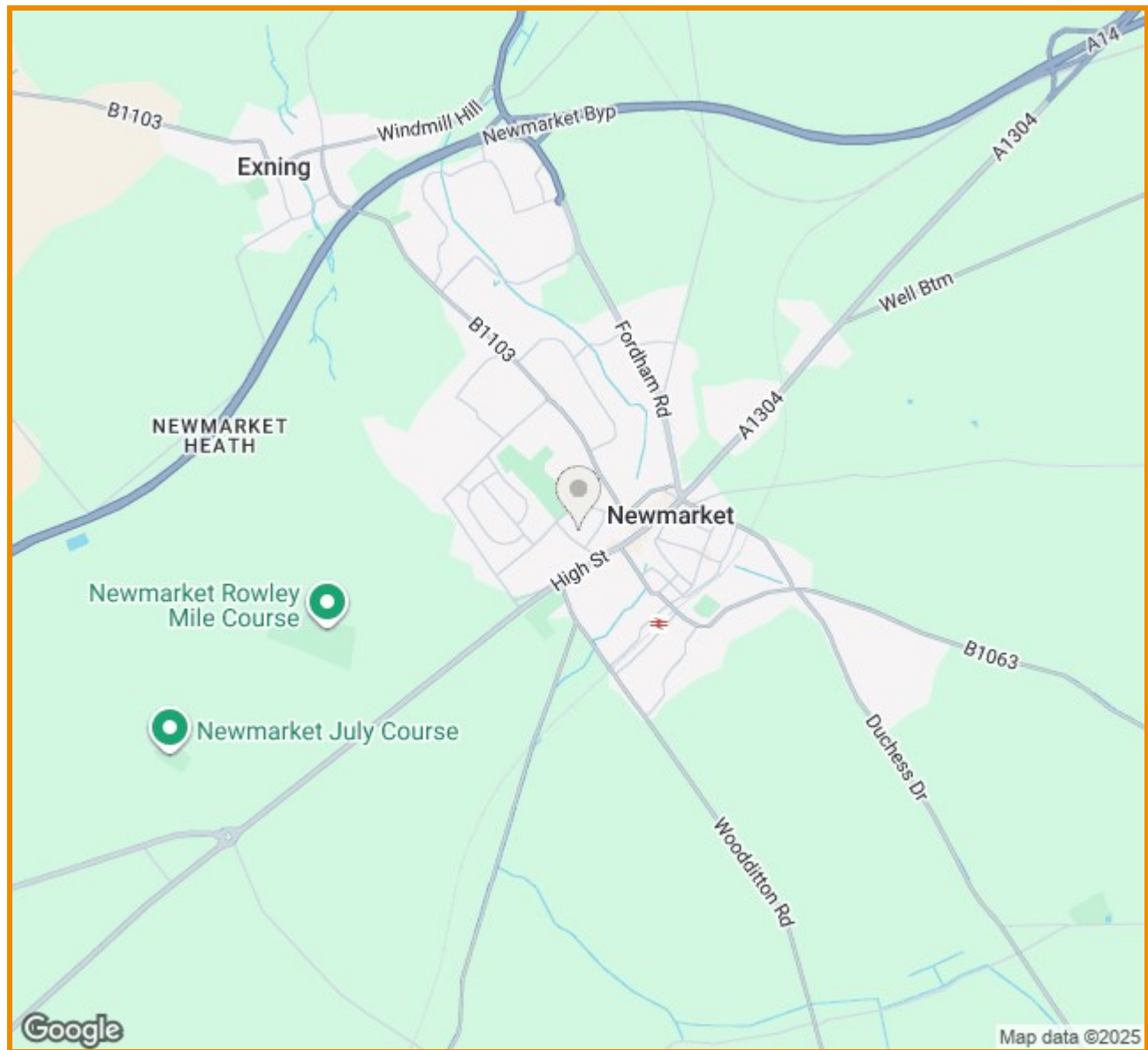
For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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		

£1,300 PCM  
Council Tax Band - C  
Local Authority - West Suffolk Council



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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.

