



Weston Way, Newmarket, CB8 7SB

CHEFFINS

Weston Way

Newmarket,
CB8 7SB

The property features a well-designed mezzanine layout offering living room, open plan kitchen / dining area, bedroom and bathroom on first floor and enclosed rear garden. Further benefits include two allocated parking spaces, electric heating and UPVC windows throughout. EPC Rating E 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.



£950 PCM



**FRONT**

with metre cupboard located by front door.

LIVING AREA

with stairs to first floor, built in storage cupboard, window, storage heater, opening to:

KITCHEN/ DINING AREA

with a range of base and wall mounted units with worktops over, tiled splashbacks, sink and drainer, integrated oven with hob and extractor over, space washing machine, space for undercounter fridge, tiled flooring, window to rear, door leading to garden.

FIRST FLOOR LANDING

with airing cupboard housing water tank.

BEDROOM AREA

with built in wardrobe, window to rear and electric storage heater.

BATHROOM

with suite comprising panelled bath, pedestal handbasin, low level wc, part tiled walls, window to rear.

OUTSIDE

Enclosed rear garden with paved patio, range of mature shrubs and plants, outside tap, shall shed and gated rear access to parking area,

Letting Agents Notes

Deposit - £1096.00

Holding Deposit - £219.00

EPC - E

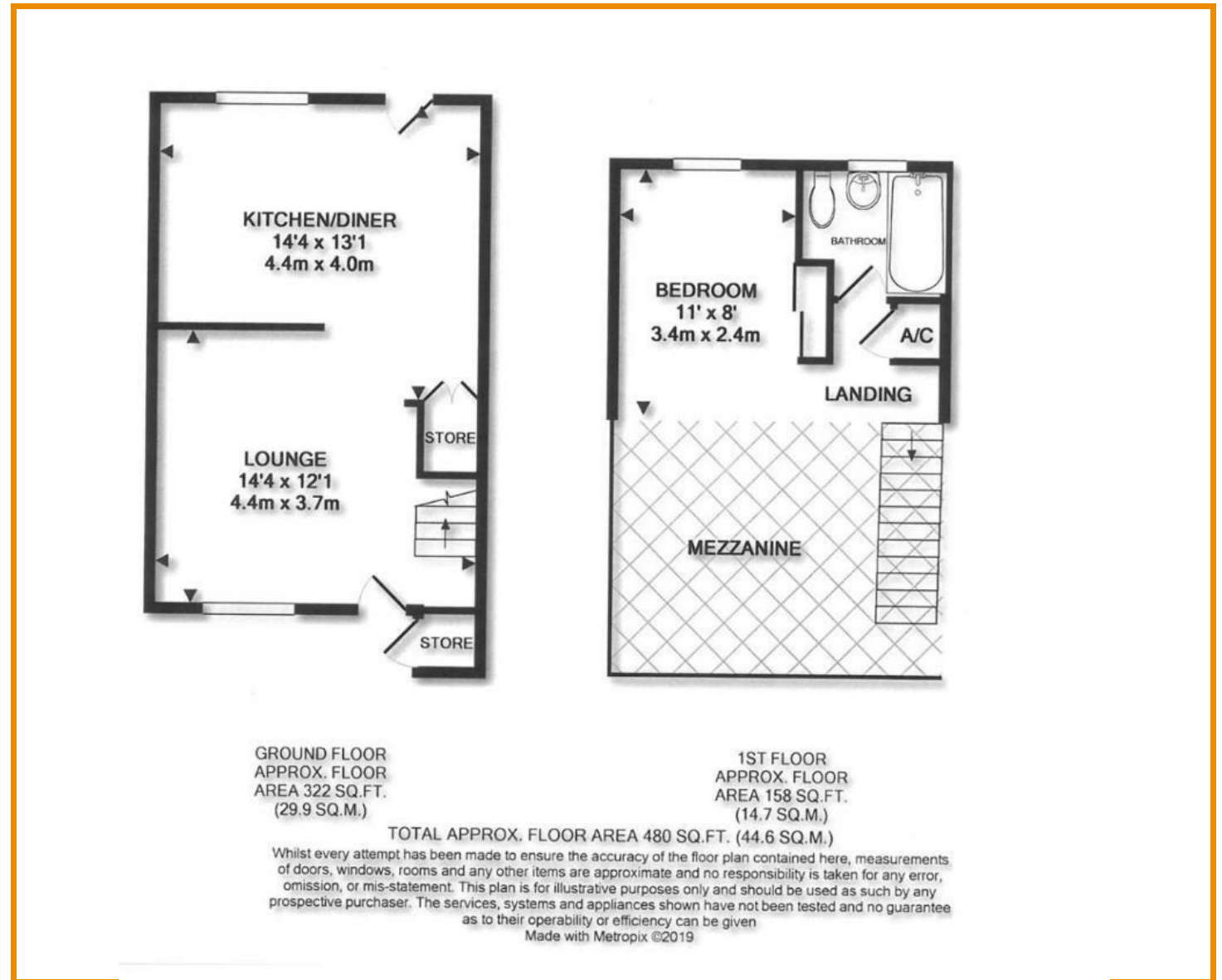
Square Footage - 484.376

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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£950 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.

