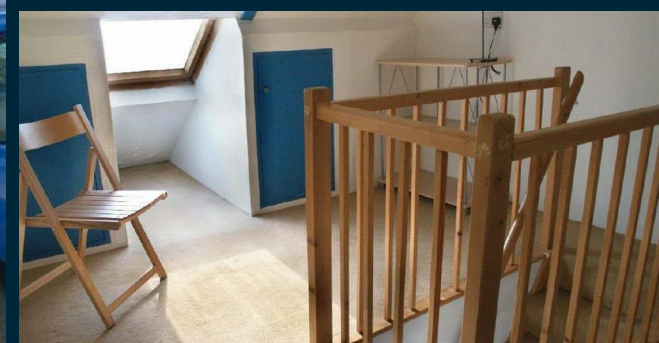
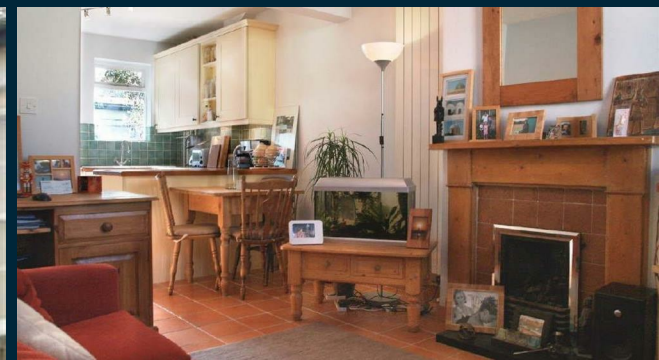


CHEFFINS



Chapel Street, Exning, CB8 7HA

£900 PCM



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

- Minimum 6 Month Tenancy
- Period Terrace House
- Further Attic Space
- Open Plan Living Accommodation
- 2 Bedrooms
- Available now

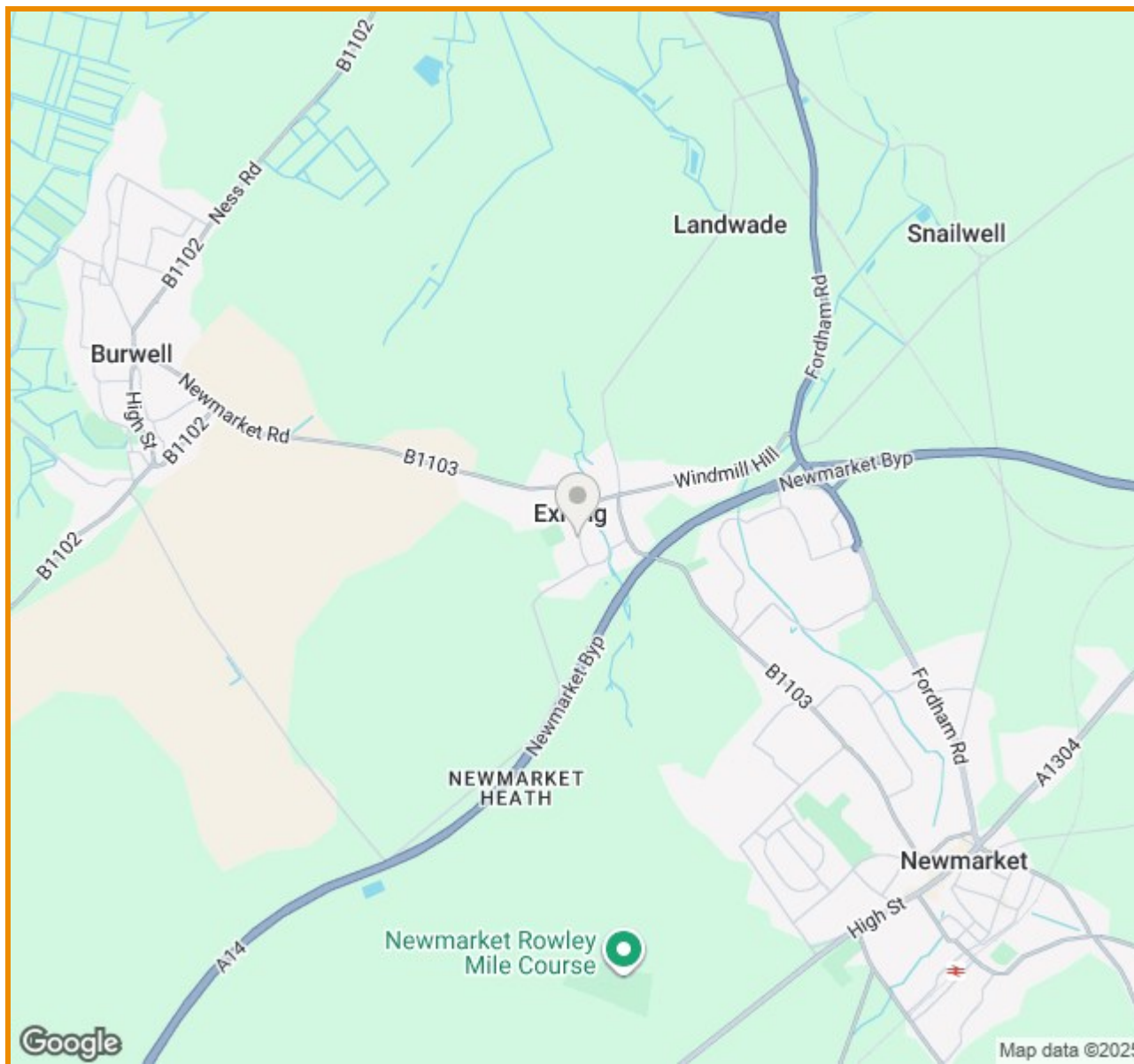
A 2 bedroom period property situated close to the centre of the village with excellent access to local amenities. The property features open plan ground floor accommodation with a quality fitted kitchen, 2 bedrooms and a bathroom on the first floor and a useful loft space. EPC: E, Council Tax Band: B. Available now.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£900 PCM

Council Tax Band – B

Local Authority – West Suffolk Council



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.



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