



Exning Road, Newmarket, CB8 0AY

**CHEFFINS**



## Exning Road

Newmarket,  
CB8 0AY

A recently modernised 3 bedroom terraced property located close to the town centre. The property offers spacious living area, newly fitted kitchen, 3 bedrooms and modern bathroom on the ground floor. Further benefits include large rear garden with patio area, parking and gas fired central heating. EPC Rating C. 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.

3 1 1

**£1,300 PCM**





## LIVING ROOM

with wood effect panelling and understairs cupboard, door leading to kitchen area.

## KITCHEN

newly installed matte kitchen with electric oven, 4 ring gas hob and extractor over, plumbing for washing machine and freestanding fridge/freezer, gas fired boiler and sink with drainer and mixer tap, sliding door to downstairs bathroom.

## BATHROOM

fully tiled walls with WC, sink with vanity unit, heated towel rail and bath with rainfall shower and shower attachment over and extractor fan.

## FIRST FLOOR

### BEDROOM ONE

with storage cupboard with rails.

### BEDROOM TWO

with storage cupboard with rail.

### BEDROOM THREE

### OUTSIDE

To the front of the property it is laid to lawn and shared gate to access the house.

To the rear there is a patio area and a large garden mostly laid to lawn with pathway to the side leading to the rear access and parking area. The parking is accessed off Elizabeth Avenue shortly after the traffic lights.

### Letting Agents Notes

Deposit - £1500.00

Holding Deposit - £300.00

EPC - C

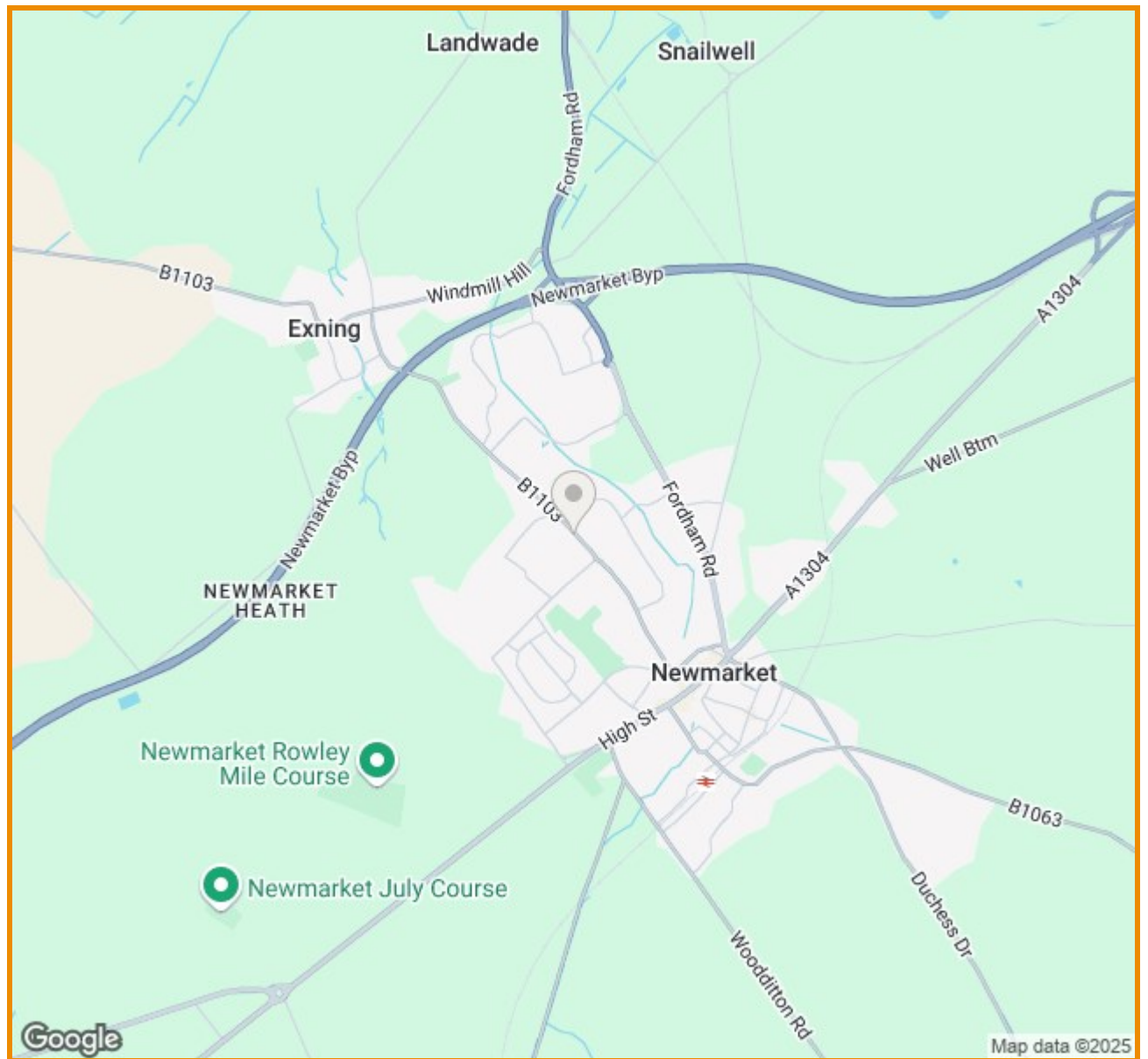
Council Tax - B

Square Footage - 710.42



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,300 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.](#)

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.

