



Holland Park, Cheveley, CB8 9DL

**CHEFFINS**

## Holland Park

Cheveley,  
CB8 9DL

A modern 3 bedroom house standing towards the end of a quiet cul-de-sac and located in the sought after village of Cheveley. The property is superbly presented and benefits from an open plan sitting/dining room, modern fitted kitchen, cloakroom and family bathroom. Further features include electric heating, enclosed garden, parking and a garage. EPC: D, Council Tax Band: B.

### LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.



**£1,250 PCM**



**Sitting / Dining Room**

with 2 electric panel heaters, French doors to garden, understairs storage cupboard.

**Cloakroom**

with low level wc, pedestal basin.

**Kitchen**

with a range of base and wall mounted units, stainless steel sink and drainer with mixer tap, integrated electric oven, hob with extractor over, washing machine, part tiled walls, recessed ceiling spotlights, window to front aspect.

**FIRST FLOOR****Landing**

with airing cupboard, electric panel heater

**Bedroom 1**

with built in wardrobe, electric panel heater, window to front aspect.

**Bedroom 2**

with electric panel heater, window to rear aspect

**Bedroom 3**

with window to rear aspect.

**Bathroom**

newly fitted with bath with mixer tap and shower over, low level wc, handbasin in vanity unit, heated towel rail, tiled floor, window to front aspect.

**OUTSIDE**

Small front garden with gate and picket fence, brick built outhouse.

Enclosed Rear Garden laid to lawn with shrub borders, gate and pathway.

Garage and Parking.

**Letting Agents Notes**

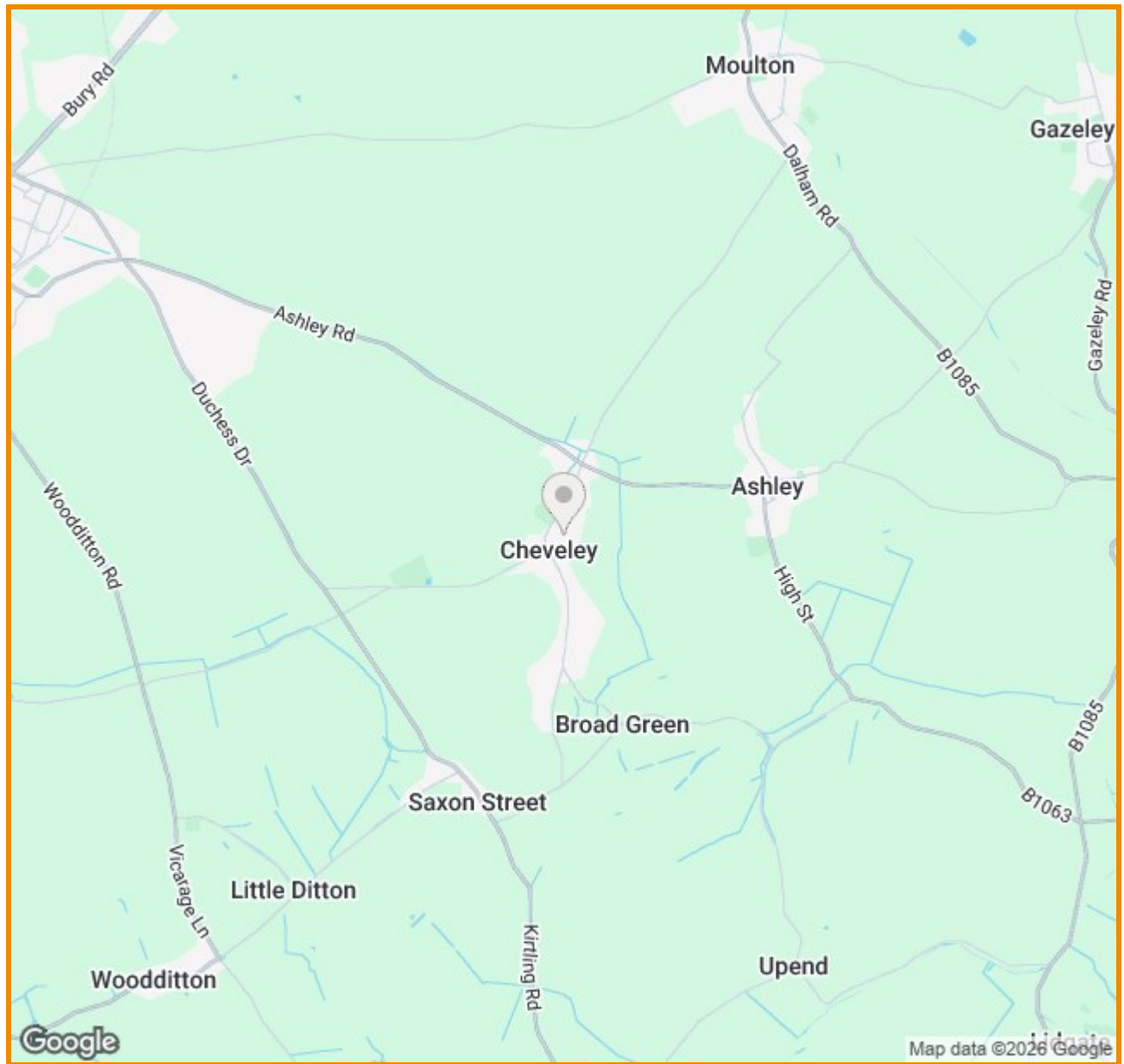
Deposit - £1442.00

Holding Deposit - £288.00

EPC: D,

Council Tax Band: B.

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			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,250 PCM  
 Council Tax Band - B  
 Local Authority - East Cambs

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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.