


King Edward Vii Road, Newmarket, CB8 0ET

CHEFFINS

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# King Edward Vii Road

Newmarket,
CB8 0ET

2 1 2

## £1,250 PCM



A charming 2 bedroom bay fronted Victorian cottage standing in an established residential area and close to local amenities. The property is well presented and benefits from 2 reception rooms with feature fireplaces and wooden flooring, a superb large main bedroom and a bathroom/shower room. Additional features include gas central heating, off-road parking for several vehicles at the rear of the property and a long rear garden. EPC: E, Council Tax Band: B. Available Now.

## 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.








**Entrance Hall**
with half glazed entrance door, stairs leading to the first floor, radiator.

**Sitting Room**
with wooden flooring, feature fireplace with a quarry tiled hearth and brick surround, radiator, bay window to the front aspect.

**Dining Room**
with wooden flooring, an feature fireplace with stone hearth and brick surround, built-in cupboards with shelving, radiator, window to the rear aspect.

**Kitchen**
a modern fitted kitchen with sink and drainer with mixer tap, range of fitted base and wall mounted cupboards, worktops and tiled splashbacks, integrated oven and grill with 4 burner gas hob with extractor hood over, wall mounted gas fired boiler, space and plumbing for washing machine, integrated dishwasher, under stair recess, radiator, window to the rear aspect and door leading to the rear garden.

**FIRST FLOOR**

**Stairs and Landing**

**Bedroom 1**
with double wardrobe, radiator, 2 windows to the front aspect.

**Bedroom 2**
with a radiator, window to the rear aspect.

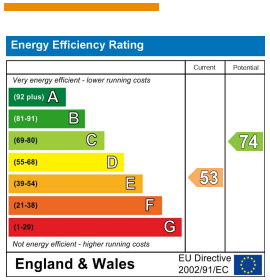
**Bathroom**
with panelled bath with hand held shower attachment, tiled shower cubicle, pedestal hand basin, low level WC, wood flooring, ladder style heated towel rail, window to the rear aspect.

**OUTSIDE**
To the rear of the property is a long garden laid to lawn with established shrubs and with a paved patio area. There is a large shingled parking area with a pair of wooden 5 bar gates and accessed via Scaltback Drive.

**Letting Agents Notes**
Deposit - £1442.00
Holding Deposit - £288.00
EPC - E
Council Tax - B
Square Footage - 914.94



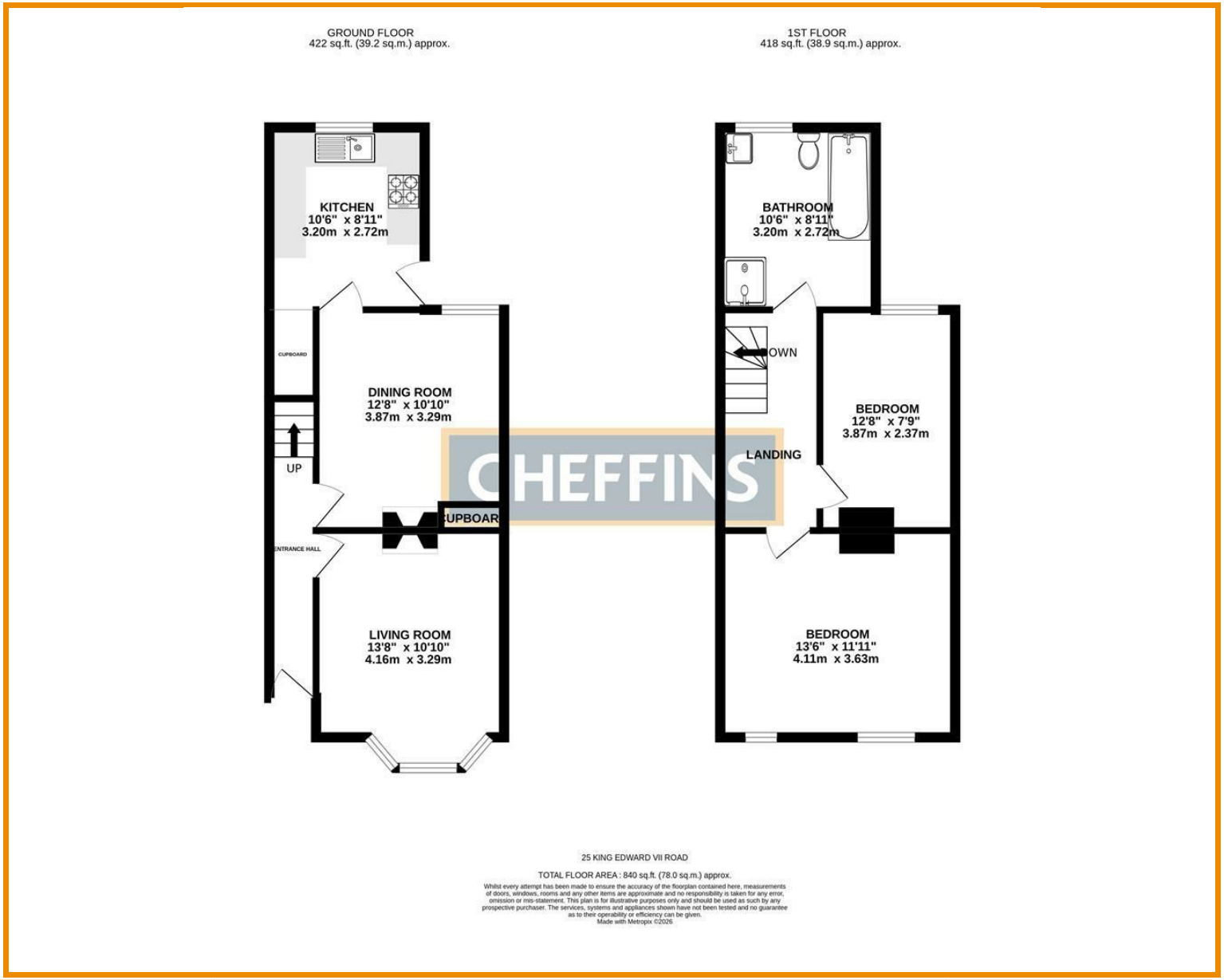





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Council Tax Band - B

Local Authority - West Suffolk Council




Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.