

Red Houses, Newmarket, CB8 0TZ

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# Red Houses

Six Mile Bottom, Newmarket,
CB8 0TZ

3 1 1

## £1,200 PCM



A superbly presented 3 bedroom semi-detached house located on the outskirts of Newmarket with good access to Cambridge. The accommodation comprises: 3 bedrooms, sitting room with window to front aspect, fitted kitchen, utility room, bathroom, enclosed garden and off road parking. Further benefits include double glazing, electric heating and views over open countryside. EPC: C, Council Tax Band: B.

## LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include a convenience store and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).








**Entrance Hall**
with storage cupboard and stairs to first floor.

**Sitting Room**
with electric heater, window to front aspect.

**Dining Room**
with electric heater, storage cupboard.

**Utility/Cloakroom**
with low level WC, sink with mixer tap and cupboard under, electric heater, cupboards housing fuse boards, window to side and rear.

**Kitchen**
newly fitted with a range of base and wall mounted units, sink and drainer with mixer tap, electric oven with 4-ring electric hob and extractor hood over, tiled splashbacks, window to side,

**Bathroom**
with panelled bath with shower over, low level WC, pedestal handbasin, electric heater, window to side.

**FIRST FLOOR**

**Stairs and Landing**
with window to side aspect.

**Bedroom 1**
with electric heater, window to front.

**Bedroom 2**
with electric heater, window to rear.

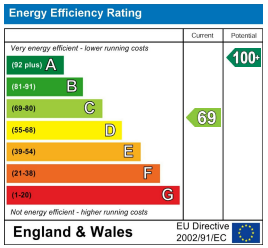
**Bedroom 3**
with electric heater, window to side.

**OUTSIDE**
The property enjoys front and rear gardens featuring lawned areas, mature trees and established hedging. There are 2 useful sheds providing additional storage, together with a traditional pig sty and the property offers off-road parking.

**Letting Agents Notes**
Deposit - £1384.00
Holding Deposit - £276
EPC - C
Council Tax - B
Square Footage - 796.54





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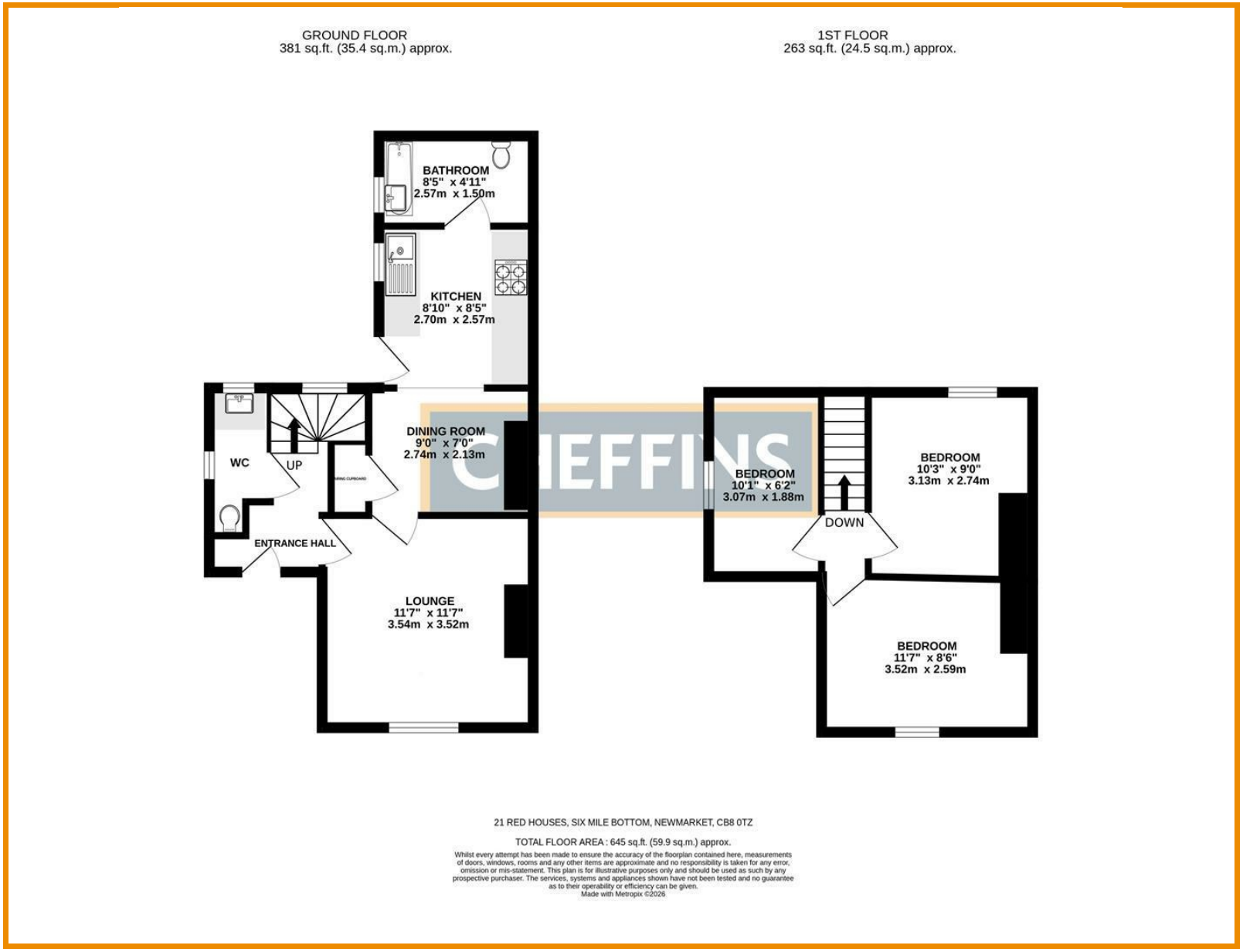
Council Tax Band - B

Local Authority - East Cambs




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.