

Fairhaven Way, Newmarket, CB8 0DQ

CHEFFINS

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Newmarket,
CB8 0DQ

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£1,400 PCM



A well presented detached bungalow standing in a well regarded residential development North of the town centre. The property benefits from 3 bedrooms, a modern kitchen and bathroom, gas central heating and uPVC double glazing. Additional features include off-road parking, a garage and an enclosed rear garden. EPC: D, Council Tax Band D.

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 PORCH
with glazed entrance sliding door, main entrance door leading to:

RECEPTION HALL
with wooden flooring, radiator, cupboard housing meters, further cupboard housing gas Worcester combination boiler.

SITTING/DINING ROOM
with 2 double glazed windows to the front aspect, 2 radiators.

KITCHEN
Comprises a range of fitted modern wall and base units with work surfaces over, integrated Neff oven with 4 ring hob and extractor hood above, tiled splashbacks, inset moulded butler sink with mixer tap and drainer, integrated full height fridge/freezer, radiator, wooden floor, larder cupboard, double glazed window to the rear aspect, door leading to the garden.

BEDROOM 1
with radiator, fitted wardrobes and cupboards over, double glazed window to the rear aspect with views over the garden.

BEDROOM 2
with radiator, fitted wardrobes and cupboards over, double glazed window to the rear aspect with views over the garden.

BEDROOM 3
a radiator, double glazed window to the side aspect.

FAMILY BATHROOM
with modern white suite comprising panelled bath with chrome mixer tap and wall mounted mains directional shower, hand wash basin, low level WC with concealed flush, wall mounted heated towel rail, tiled surround, wooden flooring, double glazed privacy window to the side aspect.

OUTSIDE
The property is approached via a driveway with hardstanding for several vehicles leading to: the garage.

Gated side access leads to the rear garden which is mainly laid to lawn with paved pathway and seating area, timber summer house.

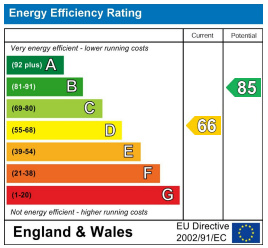
GARAGE
with metal up and over door, power and light.

Letting Agents Notes
Deposit - £1615.00
Holding Deposit - £323.00
EPC: D
Council Tax Band: D

For more information on this property please refer to the Material Information brochure on our Website.



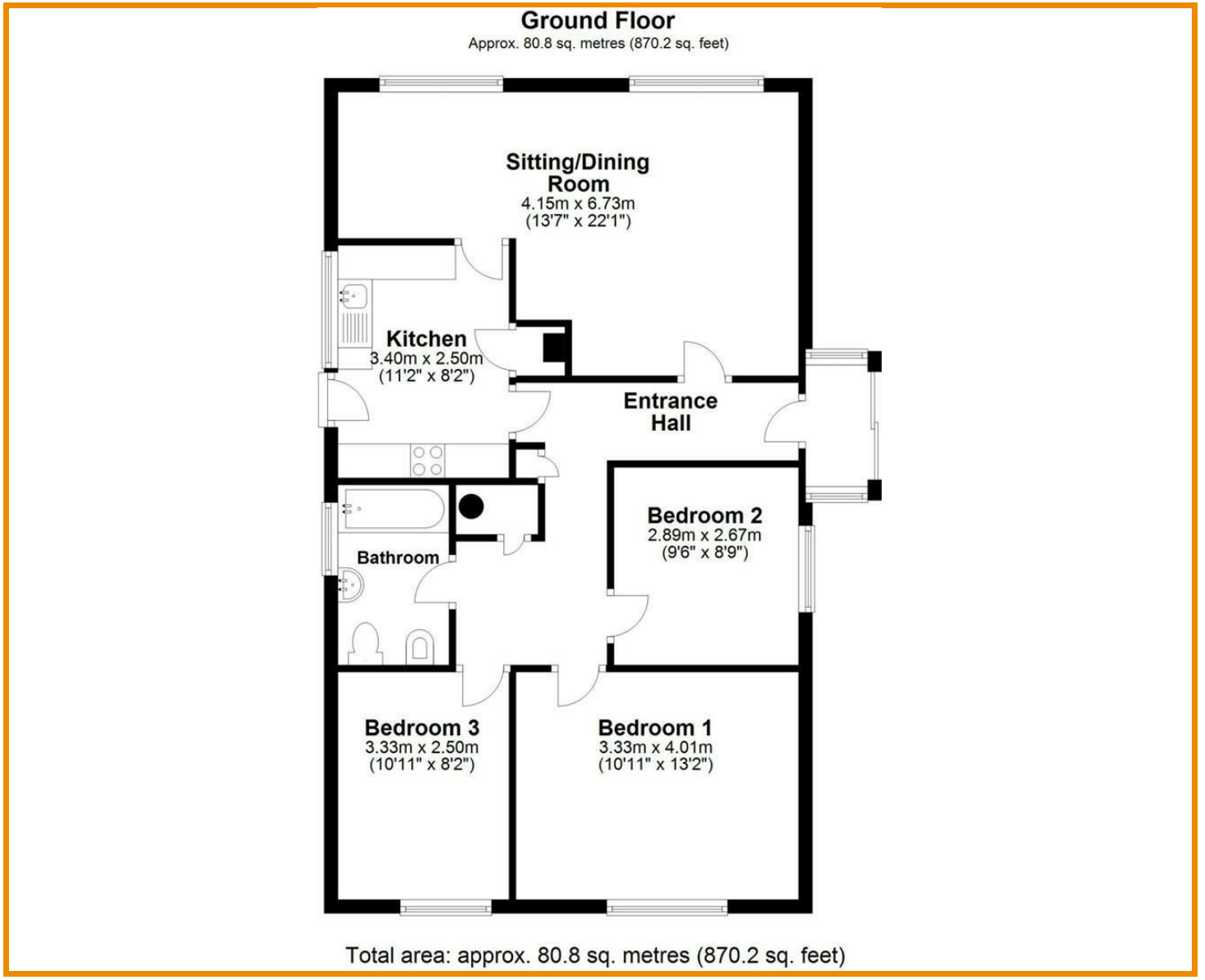




£1,400 PCM

Council Tax Band - D

Local Authority - West Suffolk



Agents note:

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CHEFFINS

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.