



Acre Road, Newmarket, CB8 9LF

**CHEFFINS**

## Acre Road

Carlton, Newmarket,  
CB8 9LF

A beautifully presented one bedroom residence situated in pleasant grounds with views to the rear over fields.

The property has been cleverly converted from former stables and comprises 2 reception rooms, modern fitted kitchen and bathroom. Further benefits include electric heating, parking and double glazing.

### LOCATION

CARLTON is conveniently placed for access to major routes including the A14 and A11 which links to the M11 motorway. The horseracing town of Newmarket is about 8 miles away and the university city of Cambridge about 13 miles distant.



**£975 PCM**





## Entrance Hall

with doors to dining room and bathroom.

## Dining Room

with wood laminate flooring, velux window, stairs to first floor, wall lights, electric panel heater.

## Kitchen

with tiled floor, range of base and wall mounted cupboards, oven and 4-ring hob with extractor hood over, under counter fridge, washing machine, stainless steel sink with mixer tap, wall lights.

## Bathroom

with low level wc, pedestal handbasin, bath with mixer tap and shower attachment, heated towel rail, tiled floor, part tiled walls, cupboard housing hot water tank, recessed ceiling spotlights.

## FIRST FLOOR

stairs into:

## Sitting Room

with laminate wood flooring, velux window, further window to side aspect, electric panel heater.

## Double Bedroom

with laminate wood flooring, velux window.

## OUTSIDE

The property is approached by a gravel driveway.

There is parking and a garden which is laid to lawn.

## Letting Agents Notes

Deposit - £1125

Holding Deposit - £225

EPC - E

Council Tax - INCLUDED IN RENT

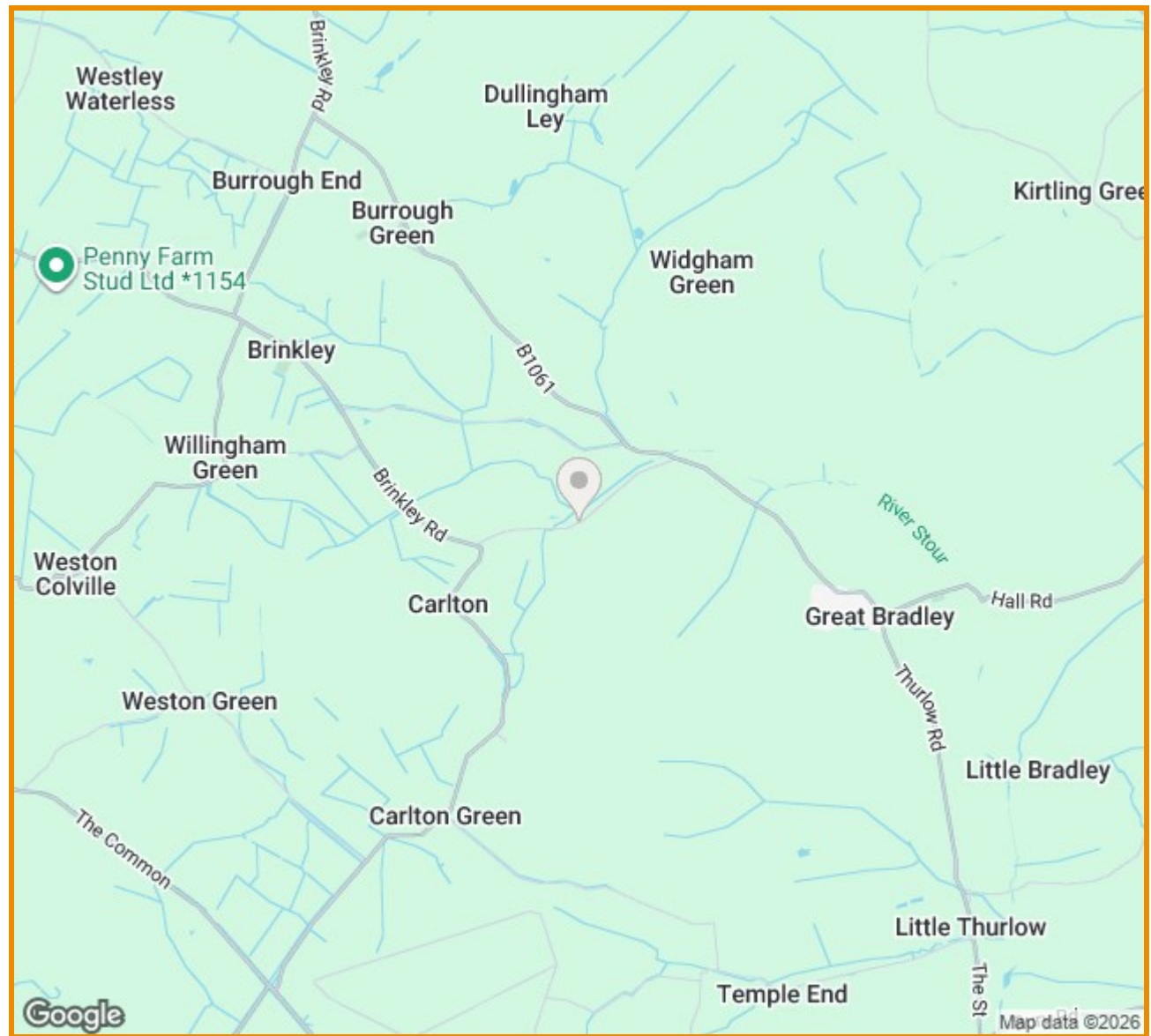
Square Footage - 742.71

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                                 |                         | 100       |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 54                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

£975 PCM  
Council Tax Band - Exempt - Included



2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.

