



Corsican Pine Close, Newmarket, CB8 0DZ



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Newmarket,
CB8 0DZ

A recently updated 3 bedroom end of terrace house standing in a popular residential area about 1 mile north of the town centre. Accommodation includes sitting room, a newly installed kitchen/breakfast room, 3 bedrooms and ensuite shower area. Outside includes an enclosed rear garden and off-road parking. EPC: D, Council Tax Band: C. Available mid May.

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.

3 1 2

£1,300 PCM



**ENTRANCE HALL**

with entrance door, radiator, stairs to first floor.

SITTING ROOM

with radiator, Karndean flooring, window to front aspect.

KITCHEN / BREAKFAST ROOM

newly fitted with stainless steel sink and drainer with mixer tap, range of base and wall mounted cupboards, worktops, integrated Bosch electric oven with 4-ring hob unit and extractor hood over, space and plumbing for washing machine and space for fridge/freezer, radiator, new gas-fired boiler, Karndean flooring, patio doors to rear garden.

**FIRST FLOOR****STAIRS AND LANDING**

with newly fitted carpet, airing cupboard with shelving.

BEDROOM 1

with newly fitted carpets, built in wardrobe, window to front aspect, radiator.

ENSUITE SHOWER AREA

with shower cubicle, pedestal basin, newly tiled walls and floor.

BEDROOM 2

with newly fitted carpets, radiator, window to rear aspect.

**BEDROOM 3**

with newly fitted carpets, radiator, window to rear aspect.

BATHROOM

newly fitted with panelled bath, pedestal basin, low level WC, radiator, part tiled walls and tiled floor.

OUTSIDE

Enclosed Rear Garden laid mostly to lawn and useful timber shed

2 Allocated Parking Spaces

Agents note

The property has recently been updated to include a newly fitted kitchen and bathroom, new flooring throughout, redecoration and new windows fitted.

Letting Agents Notes

Deposit - £1500.00

Holding Deposit - £300.00

Square footage - 742.71

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

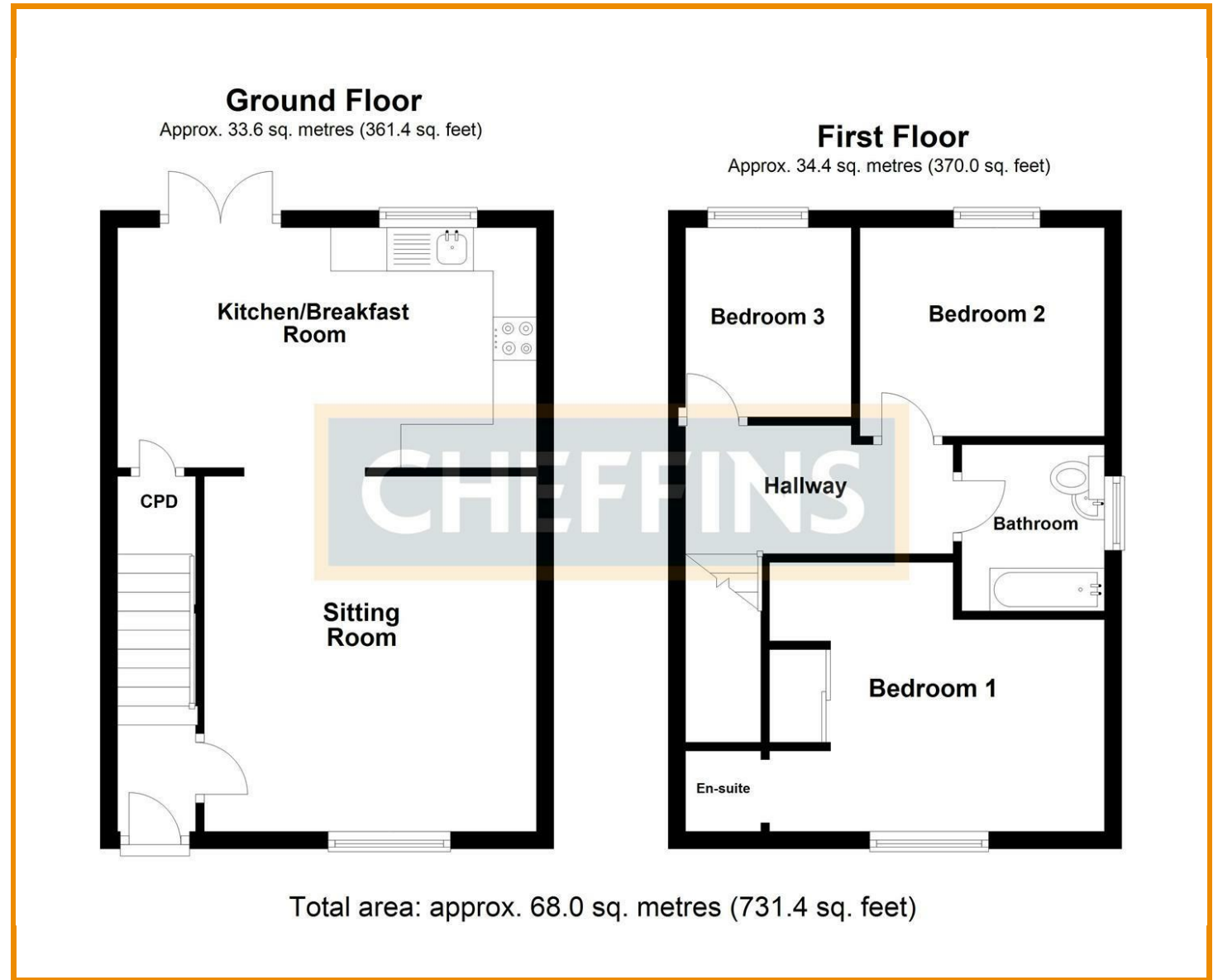


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		72	79
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

£1,300 PCM

Council Tax Band - C

Local Authority - West Suffolk Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

