



Woodditton Road, Newmarket, CB8 9BJ

CHEFFINS

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Newmarket,
CB8 9BJ

A well presented one bedroom Annexe located on Woodditton Road in Newmarket and situated behind the main house, offering open plan living/ kitchen area, one double bedroom and shower room. There is a small garden area and views over looking fields to the rear. EPC: C, Council Tax Band Rate to be assigned.

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.



£925 PCM





ENTRANCE HALL

with tiled floor.

KITCHEN/ LIVING ROOM

with a range of base and wall units, wood effect worktops, sink with mixer tap, electric oven and hob with extractor over, tiled floor. French doors to rear garden.

BEDROOM ONE

with window to rear, tiled floor.

SHOWER ROOM

with shower cubicle, hand basin and vanity unit, WC, tiled walls and floor.

OUTSIDE

To access the property you need to go past no. 24 Wooditton Road and the Annexe is located at the rear behind the garage.

To the rear of the Annexe, there is a small patio and lawn area with views overlooking fields.

Letting Agents Notes

Deposit - £1067.00

Holding Deposit - £213.00

EPC - C

Council Tax - TBC- Included in rent

until signed

Square Footage - 409.03

Property Type - Annexe

Property Construction - Brick with tiled roof.

Parking - No parking

Rights of Way, Easements, Covenants - We have been made aware this property does contain restrictive covenants - please refer to the land registry title highlighted in the property overview for more information.

Electric Supply - Mains

Water Supply - Mains

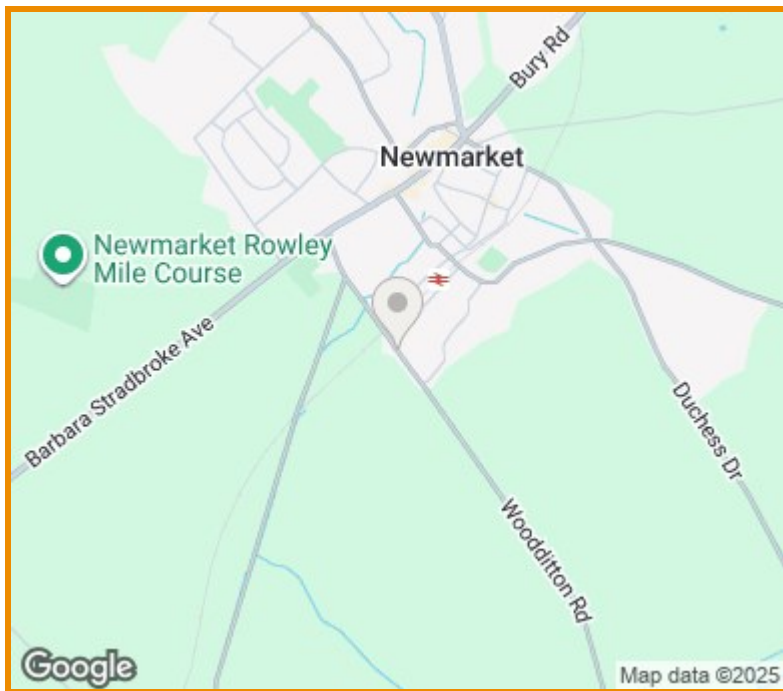
Sewerage - Mains

Heating source - Underfloor heating

Broadband Connected - Yes

Flood risk - No

Coal field / Mining area - No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		

£925 PCM

Council Tax Band – New Build

Local Authority – East Cambs



24 WOODDITTON ROAD ANNEXE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents note:

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

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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.

