



Rous Road, Newmarket, CB8 8DH

CHEFFINS

Rous Road

Newmarket,
CB8 8DH

A well presented 3 bedroom mid-terraced property located in Newmarket. The property benefits from 2 reception rooms, a large kitchen/breakfast room and first floor bathroom. Additional features include gas central heating and off-road parking to the rear. EPC Band: D, Council Tax Band: C. Available August 2026.

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 2 2

£1,800 PCM





ENTRANCE HALL

with entrance door, 2 radiators, stairs to first floor, built-in cupboard.



SITTING ROOM

with 4 radiators.



DINING ROOM

with radiator, built-in cupboard.



KITCHEN/BREAKFAST ROOM

with a range of modern fitted units comprising sink unit with cupboards under and granite surround, integrated wine cooler, further base and wall mounted cupboards, built-in dishwasher, range style oven with gas hob, plumbing for washing machine, built-in fridge/freezer, cupboard housing gas fired boiler, 2 radiators, tiled floor, glazed door to side, patio doors to rear garden.



FIRST FLOOR LANDING

with radiator.



BEDROOM 1

with radiator.



BEDROOM 2

with radiator.



BEDROOM 3

with radiator.

BATHROOM

with modern suite comprising panelled bath, separate shower cubicle, basin and vanity unit, low level WC, radiator, tiled floor.

OUTSIDE

Enclosed rear courtyard with parking area and double gates.

Letting Agents Notes

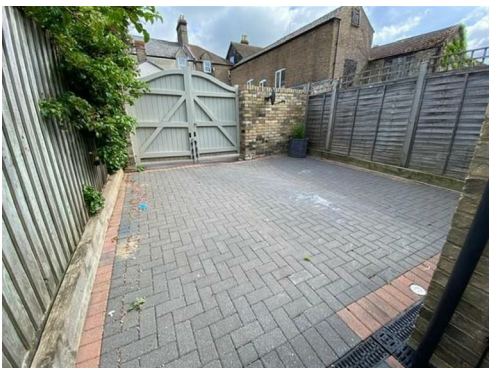
Deposit - £2076.00

Holding Deposit - £415.00

EPC - D

Council Tax - C

Square Footage - 1420.84



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,800 PCM
Council Tax Band - C
Local Authority - West Suffolk

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.

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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