



Bunbury Terrace, All Saints Road, Newmarket, CB8 8FL

CHEFFINS

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Newmarket,
CB8 8FL

A 3 bedroom mid terrace town house situated in a prime position just a few minutes walk from the High Street. The accommodation includes a cloakroom, sitting/dining room, fitted kitchen with integrated dishwasher and double oven. Top floor master bedroom with brand new ensuite shower room. Outside includes a fully enclosed courtyard garden and an allocated parking space. EPC: C, Council Tax Band: C. Available end of September 2025.

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 1

£1,600 PCM





ENTRANCE HALL

CLOAKROOM

Newly fitted hand basin with storage and WC

STORAGE CUPBOARD

With shelving, housing the electric metre and fuse board.

LIVING ROOM/ DINING ROOM

With patio doors to rear garden.

KITCHEN

With a range of fitted cupboards, gas hob with extractor hood, built in double oven, integrated dishwasher. Space for washing machine and condenser dryer. Window to front of the house.

FIRST FLOOR

With airing cupboard housing water tank and window to front.

BATHROOM

Newly fitted bathroom 3 piece suite with bath with shower over, hand basin, WC sink with storage drawers and heated towel rail. Window to rear.

BEDROOM TWO

With window to rear of house.

BEDROOM THREE

With window to front.

SECOND FLOOR

MASTER BEDROOM

With window to rear and cupboard housing the gas boiler.

EN SUITE

Newly fitted en suite with shower cubicle, WC, hand basin with storage and heated towel rail.

OUTSIDE

With patio area and rest is laid to stones. Gate leading to the car parking space.

Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £369.00

EPC - C

Council Tax - C

Square Footage - 947.224

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



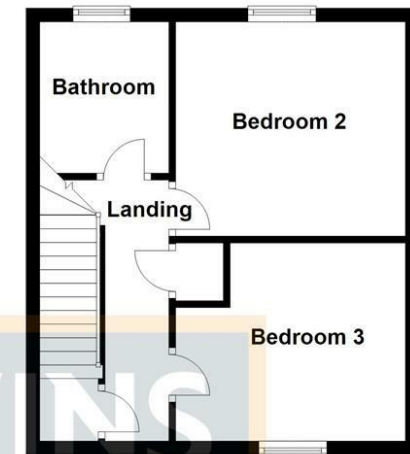
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,600 PCM
Council Tax Band – C
Local Authority – West Suffolk Council

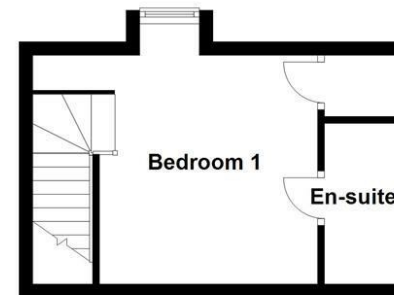
Ground Floor
Approx. 33.7 sq. metres (362.3 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.3 sq. feet)



Second Floor
Approx. 18.5 sq. metres (199.2 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)



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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.