



Cheveley Road, Newmarket, CB8 8AD

CHEFFINS

Cheveley Road

Newmarket,
CB8 8AD

A 2/3 bedroom mid terraced period house standing in an established residential area south east of the town centre. The property benefits from a sitting/dining room, a fitted kitchen and a ground floor bathroom. Additional features include gas central heating, double glazing and a garden to the rear. EPC: D, Council Tax Band: B.

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.

2 1 1

£1,100 PCM



**Entrance Lobby**

with entrance door.

Sitting / Dining Room

with 2 radiators, stairs to first floor.

Kitchen

with stainless steel sink unit with cupboard under, further base and wall mounted units, electric cooker, space and plumbing for washing machine, glazed door to garden, gas boiler.

Letting Agents Notes

Deposit - £1269.00

Holding Deposit - £253.00

Square Footage - 753.474

**Bathroom**

with panelled bath, separate shower cubicle, pedestal basin, low level wc, radiator.

FIRST FLOOR**Bedroom 1**

with radiator, built in wardrobe.

Bedroom 2

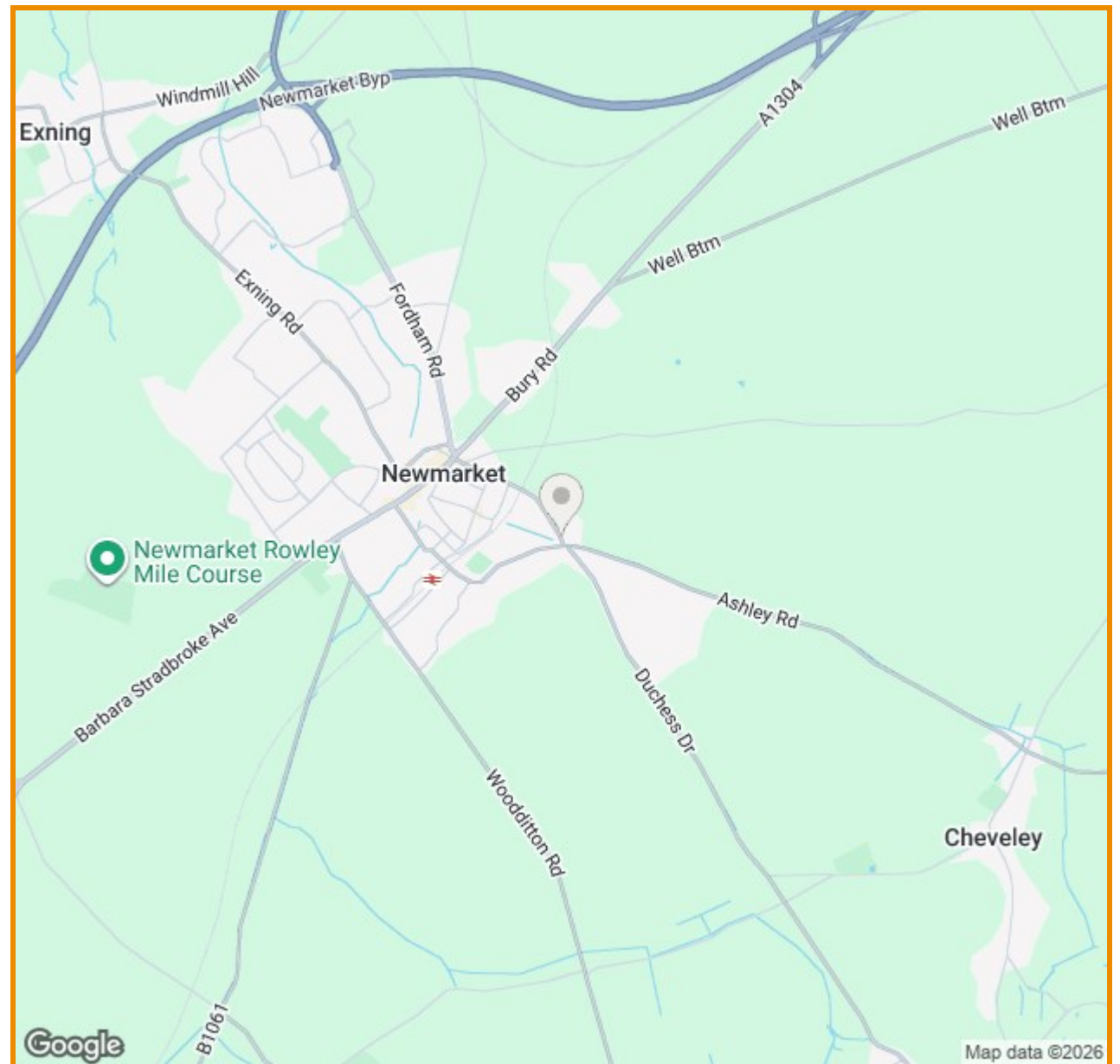
with radiator, built in wardrobe.

Bedroom 3

with radiator.

**OUTSIDE**

ENCLOSED REAR GARDEN with patio area and tool store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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	

£1,100 PCM
Council Tax Band – B
Local Authority – West Suffolk Council

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.

