



Falmouth Street, Newmarket, CB8 0LE

**CHEFFINS**

## Falmouth Street

Newmarket,  
CB8 0LE

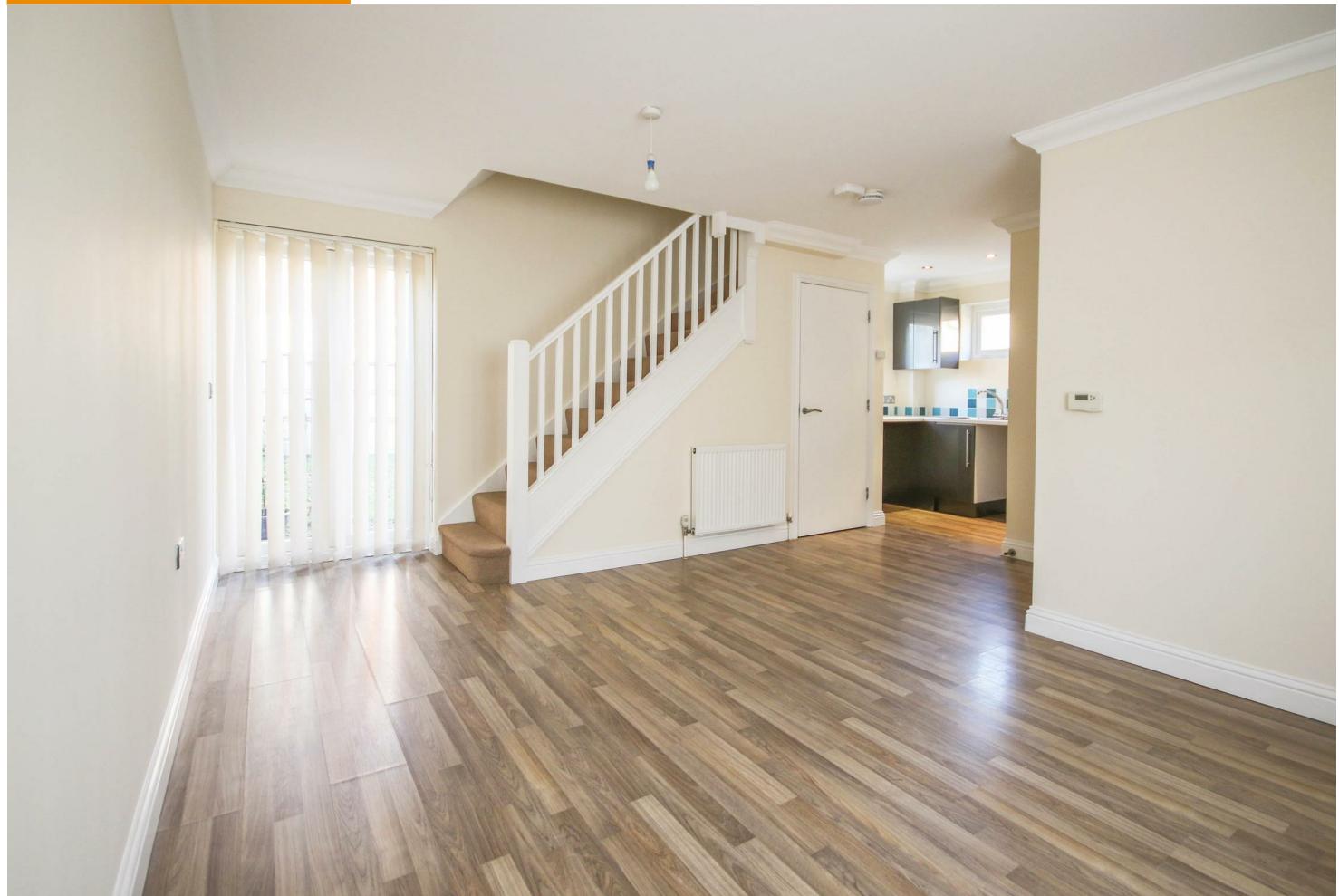
A 2 bedroom modern semi-detached house attractively situated close to the High Street. The property benefits from an open plan sitting/dining room and fitted kitchen, a ground floor cloakroom, 2 bedrooms and a bathroom on the first floor. Additional features include uPVC sealed unit double glazing, gas fired central heating, off-road parking and a garden. Council Tax Band: B EPC: 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

**£1,200 PCM**



**ENTRANCE HALL**

with part glazed entrance door, radiator.

**CLOAKROOM**

with low level WC, hand basin with tiled splashbacks, radiator, window to front aspect.

**SITTING/DINING ROOM**

with laminate flooring, stairs leading to the first floor, under stair storage cupboard, 2 radiators, window to front aspect, pair of French doors leading to the rear garden.

**KITCHEN**

open plan with living area; with stainless steel sink unit and drainer with mixer tap, a range of fitted base and wall mounted units, worktops and tiled splashbacks, integrated oven and grill with 4 burner gas hob and extractor hood over, space and plumbing for washing machine, windows to side and rear aspects.

**FIRST FLOOR LANDING**

with window to rear aspect.

**BEDROOM 1**

with 2.5 built-in cupboards, radiator, window to front aspect.

**BEDROOM 2**

with radiator, 2 built-in cupboards, window to front aspect.

**BATHROOM**

with panelled bath with shower over, pedestal hand basin, low level WC, tiled splashbacks, extractor fan, recessed ceiling lighting, radiator, window to rear aspect.

**OUTSIDE**

To the front of the property is a driveway with off-road parking.

To the rear is a garden laid to lawn.

**Letting Agents Notes**

Deposit - £1384.00

Holding Deposit - £276.00

EPC - B

Council Tax - B

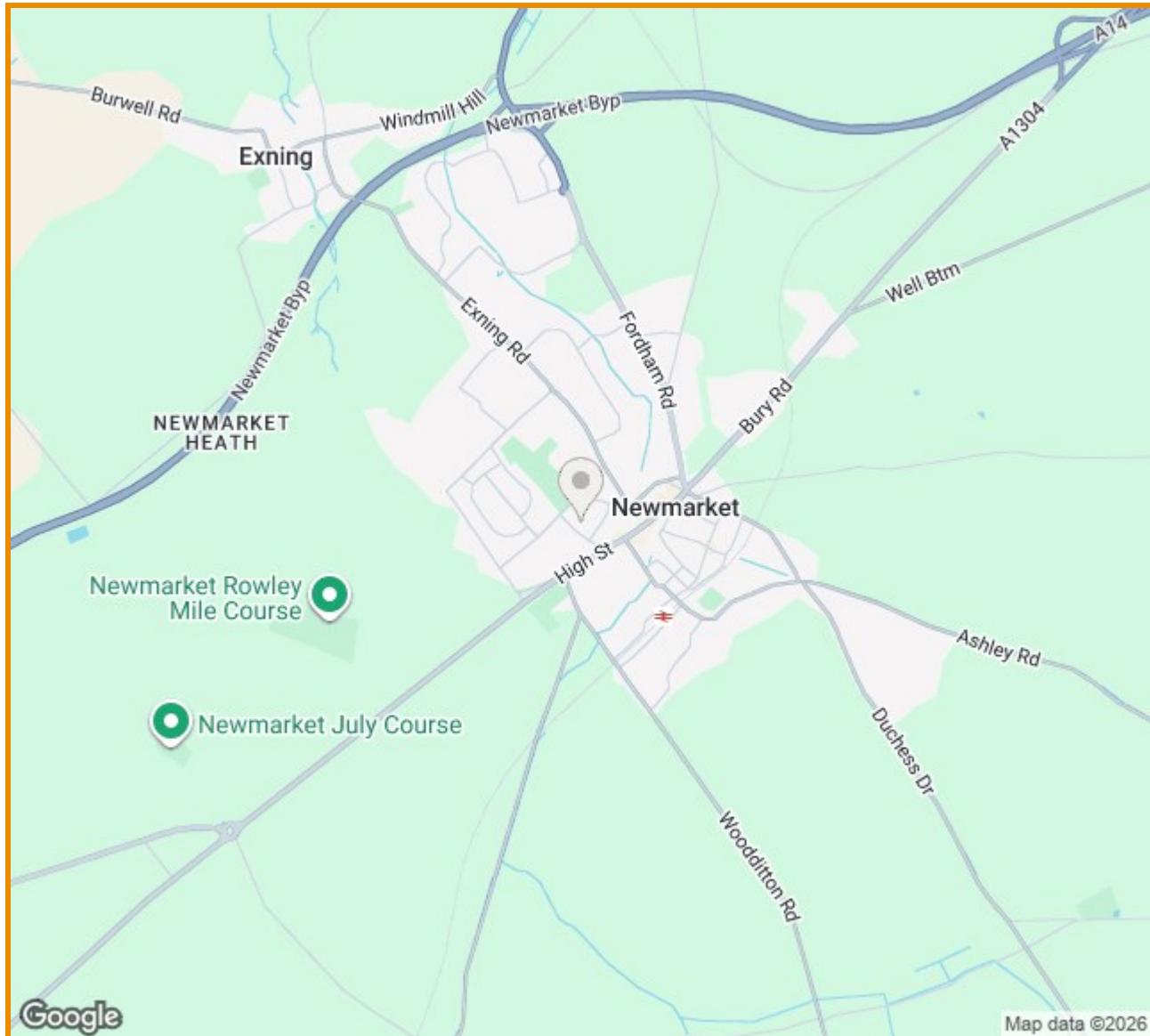
Square Footage - 613.54

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(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		

£1,200 PCM

Council Tax Band - B

Local Authority - West Suffolk



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>.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.



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