



Queen Street, Newmarket, CB8 8EX

CHEFFINS

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A impressive two bedroom mid terraced property which has been recently modernised throughout with a newly fitted kitchen, open plan living/ dining room, two double bedrooms and large bathroom. The property benefits from light and airy accommodation with plenty of storage available throughout the house. To the rear there is a small courtyard style garden and gates rear access. EPC: C. 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

£1,200 PCM





LIVING ROOM / DINING ROOM

with laminate flooring running through the room, understairs cupboard and stairs to first floor

KITCHEN

Newly fitted kitchen with oak effect worktops, part tiled walls. stainless steel sink with mixer tap, electric oven with induction hob, plumbing for washing machine and space for freestanding fridge/ freezer. One of the cupboards houses the gas boiler. Door to rear garden

FIRST FLOOR

LANDING

with storage cupboard with clothes rail

SHOWER ROOM

Newly fitted shower room with tiled walls, hand basin with storage, WC and storage cupboard

BEDROOM TWO

with window to rear

BEDROOM ONE

with double wardrobes either side of a dressing table area, both with rails for hanging clothes

OUTSIDE

To the rear there is an enclosed courtyard style patio area which has gated rear access.

PARKING

There is one parking space available nearby in a private car park and there is an additional cost for this arranged through the landlord.

Letting Agents Notes

Deposit - £1384.0

Holding Deposit - £276.00

EPC - C

Council Tax - B

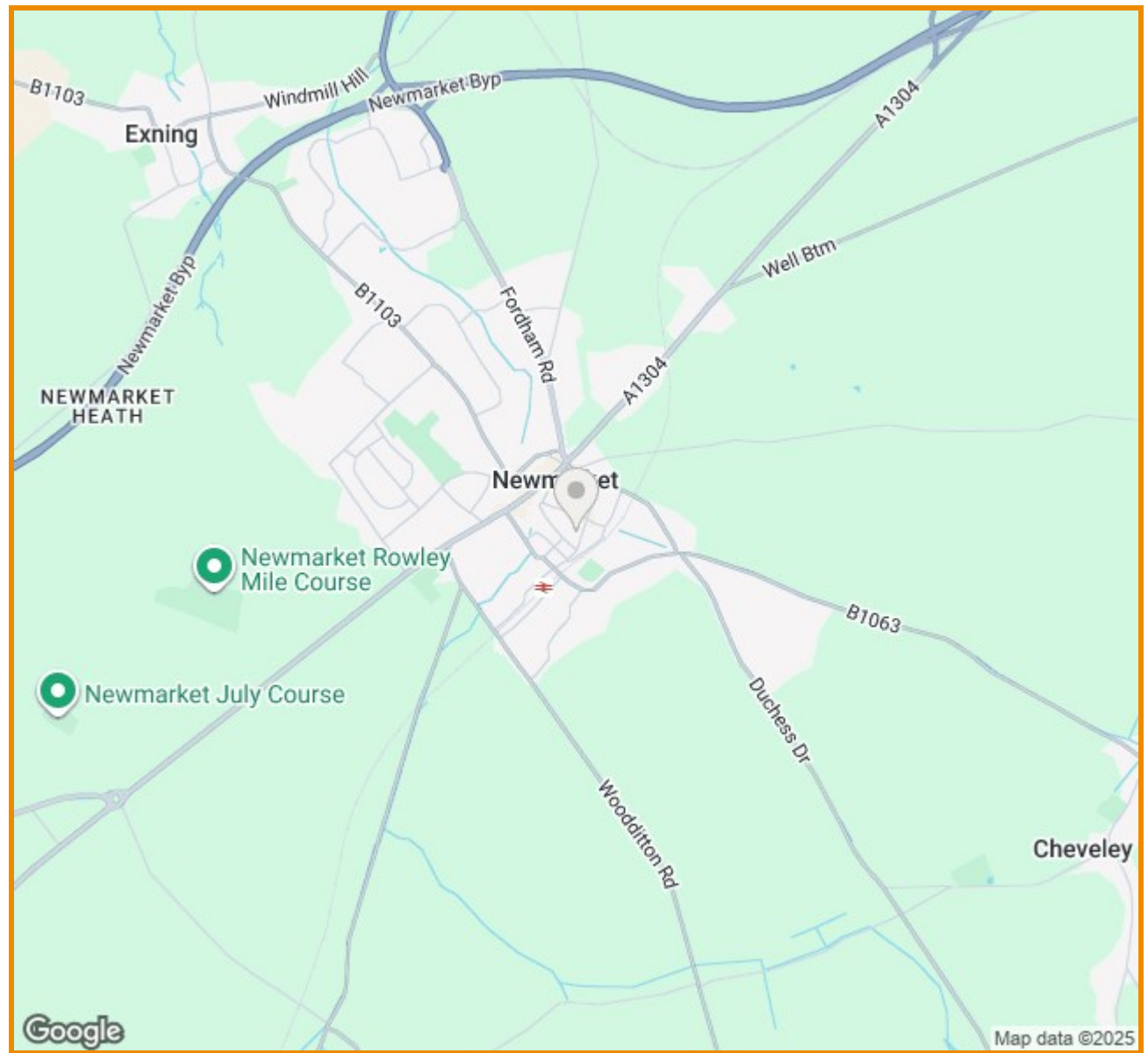
Square Footage - 699.65

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		88
(81-91) B		
(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		

£1,200 PCM
Council Tax Band – B
Local Authority – West Suffolk



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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.

