



Heathbell Road, Newmarket, CB8 8AE

**CHEFFINS**



## Heathbell Road

Newmarket,  
CB8 8AE

A well presented 3 bedroom modern detached house standing in a sought after residential area south of the town centre. The property has been recently updated and benefits from a sitting room and separate dining room, uPVC double glazed conservatory and gas central heating. Additional features include uPVC double glazed windows and doors, a garage and driveway and a garden to the rear. EPC: C. Council Tax Band: D, Available end of July 2025.

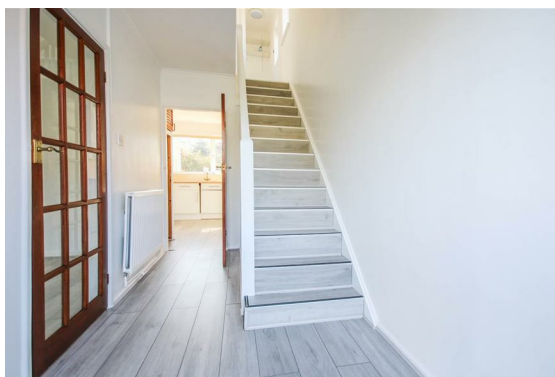
### LOCATION

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 1 2

**£1,495 PCM**





## ENTRANCE HALL

with part glazed entrance door, stairs to first floor, laminate flooring, radiator.

## SITTING ROOM

with laminate flooring, radiator, window to the front aspect.

## DINING ROOM

with laminate flooring, radiator, pair of French doors leading to the conservatory.

## CONSERVATORY

uPVC double glazed with laminate flooring and a pair of French doors leading to the garden.

## KITCHEN

with a 1.5 bowl sink and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, integrated oven and grill with 4 ring ceramic hob unit and extractor hood over, understairs cupboard, laminate floor, a further built-in cupboard, recessed ceiling spotlights, window to the rear aspect and half glazed uPVC door to the side.

## FIRST FLOOR LANDING

with cupboard housing Baxi gas fired combination boiler, access to roof space, window to the side aspect.

## BEDROOM 1

with radiator, triple built-in wardrobe, laminate flooring, 2 windows to the front aspect.

## BEDROOM 2

with laminate flooring, radiator, window to the rear aspect.

## BEDROOM 3

with radiator, laminate flooring, wall light points, window to the front aspect.

## BATHROOM

with bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, tiled splashbacks, ladder style heated towel rail, window to the rear aspect.

## CLOAKROOM

with low level WC, window to the side aspect.

## OUTSIDE

Side access leads to an enclosed rear garden laid to lawn with flower and shrub beds.

Front garden laid to lawn, block paved driveway, outside light.

## GARAGE

with metal up and over door to front, power and light.

## Letting Agent Notes

Rent £ 1495 PCM

Holding Deposit - £345.00

Deposit - £ 1750.00.

Council Tax Band - D

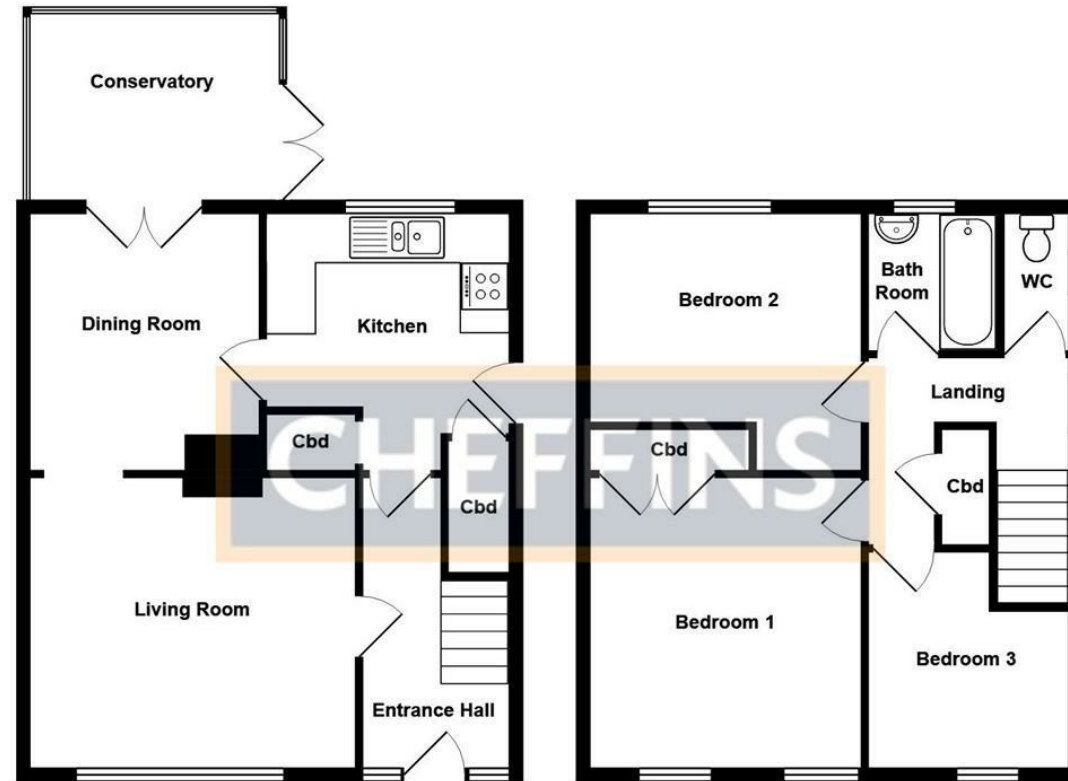
Local Authority - West Suffolk Council

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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Heathbell Road



Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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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.