

Rowley Drive, Newmarket, CB8 0NH

CHEFFINS

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# Rowley Drive

Newmarket,
CB8 0NH

3 1 2

## £1,300 PCM



A 3 bedroom end terraced property conveniently situated just a short walk from the High Street. The accommodation features a living room, a separate dining room and a kitchen with useful lean-to and workshop area. Further benefits include gas fired central heating and an enclosed rear garden. 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.








**Entrance Hall**
with radiator, window to side aspect.

**Sitting Room**
with feature fireplace, radiator, window to front aspect.

**Kitchen**
with a range of base and wall mounted units, stainless sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer and oven, wall mounted gas boiler, radiator. window to rear aspect, door to:

**Inner Hallway**
with built in cupboard and useful workshop, door to rear garden.

**Dining Room**
with radiator, window to rear aspect.

**FIRST FLOOR**

**Landing**
with window to side aspect.

**Bedroom 1**
with built in cupboard with shelving, radiator, window to front aspect.

**Bedroom 2**
with built in cupboard with shelving, radiator, window to rear aspect.

**Bedroom 3**
with built in cupboard. radiator, window to front aspect.

**Bathroom**
with panelled bath with mixer tap and shower over, handbasin in vanity unit, part tiled walls, window to rear aspect.

**W.C.**
with low level wc, window to rear aspect.

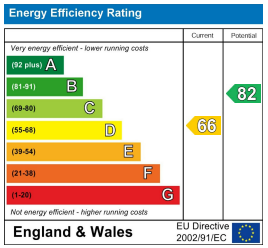
**OUTSIDE**
The front garden is predominantly laid to lawn with mature shrubs and plants, gravelled area to the side of the path which leads to the front door.

REAR GARDEN the enclosed rear garden is laid to lawn with mature shrubs and plants, pathway and gravelled area.

**Letting Agents Notes**
Deposit - £1500.00
Holding Deposit - £300.00
EPC - D
Council Tax - B
Square Footage - 1054.87



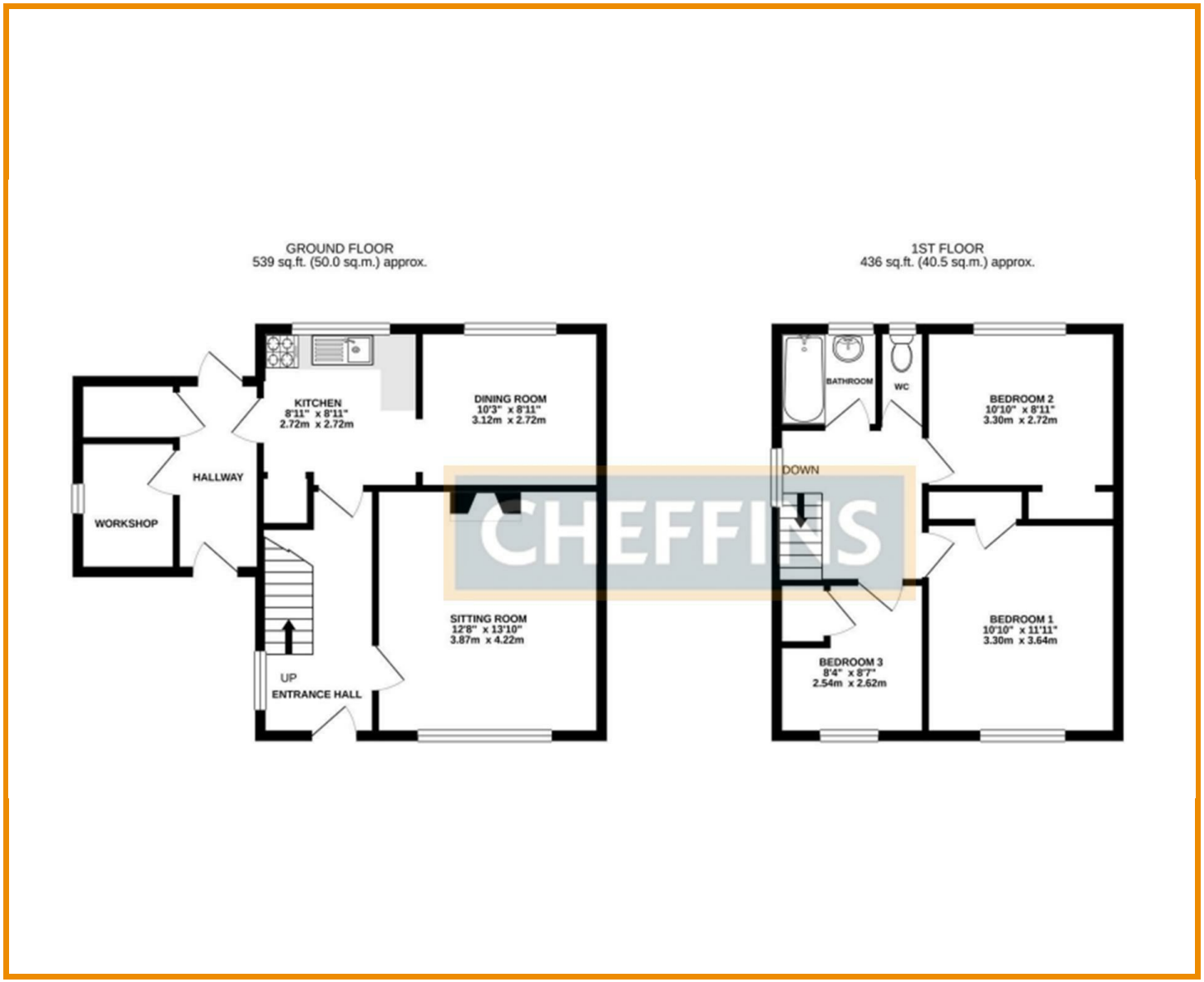





£1,300 PCM

Council Tax Band - B

Local Authority - West Suffolk Council




Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.