



**Rochfort Avenue, Newmarket, CB8 0DL**

**CHEFFINS**



## Rochfort Avenue

Newmarket,  
CB8 0DL

A superbly presented detached bungalow standing in a well regarded residential development North of the town centre. The property benefits from 3 bedrooms, a modern fitted kitchen and bathroom, gas central heating and uPVC double glazing. Additional features include off-road parking, a garage, conservatory and an enclosed rear garden. EPC: D, Council Tax Band D.

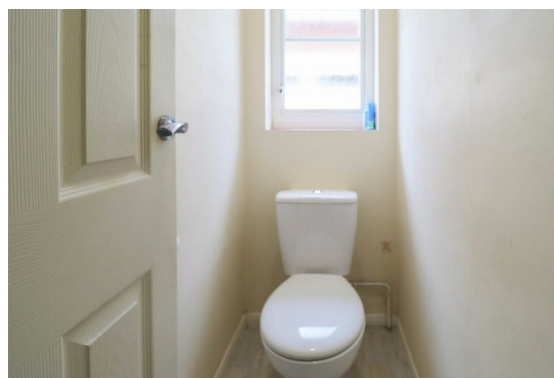
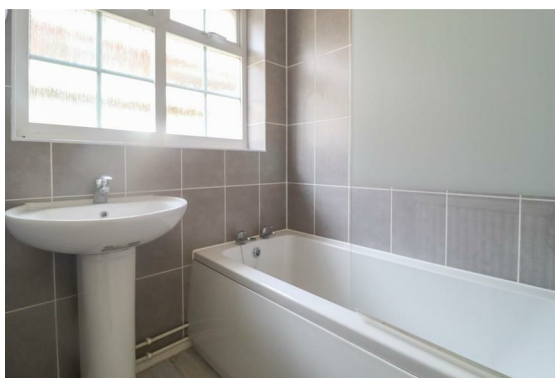
### LOCATION

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 1

£1,400 PCM





## Entrance Porch

with part glazed door leading to:

## Entrance Hall

with 2 storage cupboards, radiator.

## Sitting Room

with bay window to front aspect, fireplace with electric fire, recessed shelving, radiator.

## Kitchen / Dining Room

with a range of fitted modern wall and base units with work surfaces over, integrated oven with 4 ring hob and extractor hood above, tiled splashbacks, inset sink with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, window to side aspect and door leading to the side.

## Bedroom 1

with radiator, fitted wardrobes, window to rear aspect, radiator.

## Bedroom 2

with sliding door leading to conservatory, radiator.

## Conservatory

leading out to rear garden.

## Bedroom 3

with window to side aspect, built in wardrobes, radiator.

## Bathroom

with modern white suite comprising panelled bath with shower over, handbasin, tiled walls, window to side aspect.

## WC

with low level wc.

## OUTSIDE

The property is approached via a driveway with hardstanding for several vehicles leading to: the garage.

Gated side access leads to the rear garden which is mainly laid to lawn with paved pathway and patio area, established shrubs, timber summer house.

## Garage

with metal up and over door, window to rear aspect, power and light.

## Letting Agents Notes

Deposit - £1615.00

Holding Deposit - £323.00

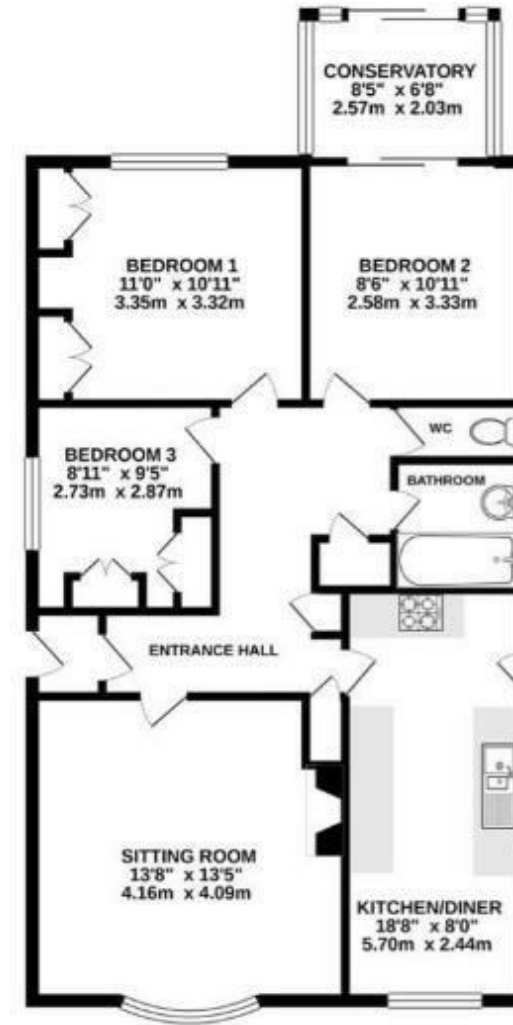
Off road parking and garage

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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,400 PCM  
Council Tax Band - D  
Local Authority - West Suffolk Council



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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.