



New Cheveley Road, Newmarket, CB8 8BX

CHEFFINS

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Newmarket,
CB8 8BX

A 2 bedroom terraced property situated on the favourite southeast side of the town. The property is benefits from a double aspect sitting room, a fitted kitchen and a ground floor cloakroom. Further benefits 2 bedrooms, a fitted bathroom with bath and shower cubicle, off road parking and communal gardens. Council tax band B. EPC Rating C.

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 0 0

£1,150 PCM





SITTING ROOM

with part glazed entrance door, electric panel heater, window to front and side aspects.

INNER HALLWAY

with stairs leading to first floor, under stairs storage cupboard.

KITCHEN

with 1.5 bowl sink and drainer with mixer tap, range of fitted base and wall mounted units, worktops and up stands, integrated stainless steel oven and grill, 4 ring ceramic hob, with stainless steel splash backs and extractor hood over, space and plumbing for washing machine, recess ceiling spotlights, window to side aspect.

CLOAKROOM

with low level WC, hand basin with mixer tap, tiled splash backs, electric panel heater, extractor fan.

FIRST FLOOR LANDING

with access to roof space, airing cupboard with pressurised hot water cylinder.

BEDROOM 1

with electric panel heater, windows to front and side aspects.

BEDROOM 2

with electric panel heater, window to front aspect.

BATHROOM

with panelled bath, pedestal hand basin, low level WC, tiled splash backs, tiled shower cubicle, recess ceiling spotlights, heated towel rail, extractor fan, window to side aspect.

OUTSIDE

The property benefits from communal gardens with a lawned area to rear and a communal parking area.

Letting Agents Notes

Deposit - £1326.00

Holding Deposit - £265.00

EPC - C

Council Tax - B

Square Footage - 688.89

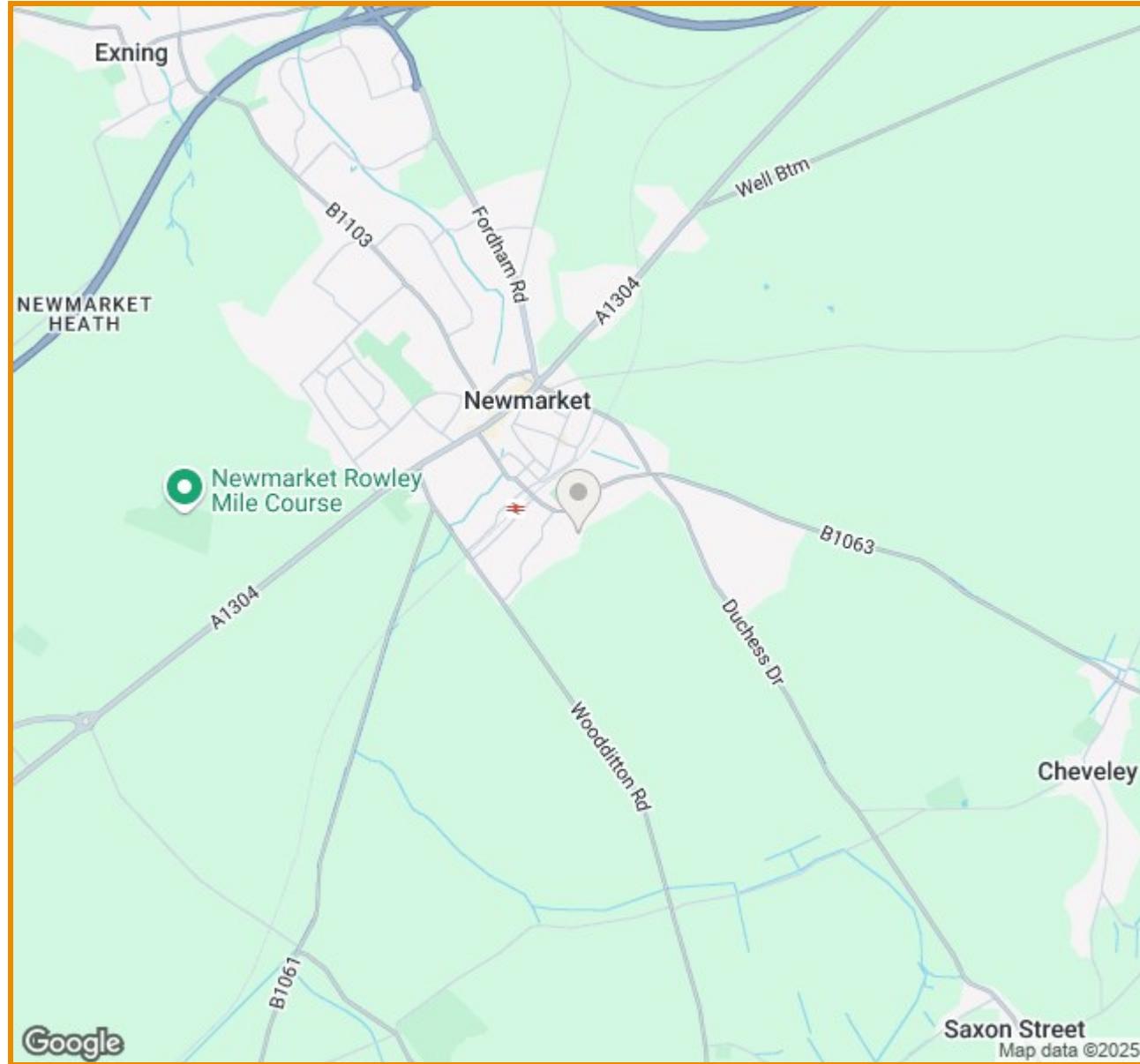
For more information on this property please refer to the Material Information brochure on our Website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,150 PCM

Council Tax Band - B

Local Authority - West Suffolk



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.



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