



Jarvis Way, Newmarket, CB8 0DW

**CHEFFINS**



## Jarvis Way

Newmarket,  
CB8 0DW

A 2 bedroom semi-detached bungalow situated in a highly regarded location about 1 mile North of the town centre and with good transport links into the town centre, Cambridge and Bury St Edmunds. The property benefits from 2 bedrooms, gas fired central heating, uPVC double glazing and block paved driveway. Additional features include a garage and enclosed rear garden. EPC Rating D. Council tax band 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 1 1

£1,175 PCM





## ENTRANCE HALL

With glazed entrance door, vinyl flooring, radiator.



## LIVING ROOM

With double glazed window to front aspect, feature fireplace with electric fire insert, radiator.



## KITCHEN

Fitted with a range of wall and base units with worksurfaces and tiling, stainless steel sink unit and drainer with mixer tap, built in electric oven, 4 ring hob and extractor, space and plumbing for washing machine, 2 built in cupboards, further cupboard housing gas boiler, double glazed windows to front and side aspect.



## BEDROOM ONE

With double glazed window to rear aspect, range of fitted bedroom furniture, 2 further fitted wardrobes, radiator.



## BEDROOM TWO

With radiator glazed door leading to garden, fitted wardrobes.



## WET ROOM

Fitted with a low level wc, pedestal

handbasin, electric shower, window to side aspect

## OUTSIDE

To the front, the garden has been block paved with a central flower bed. This area provides parking for several vehicles and leads to the garage. Gated access to the rear garden.

The rear garden is mainly laid to lawn with a paved patio area, mature shrubs and hedge.

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

## Letting Agents Notes

Deposit - £1355.00

Holding Deposit - £271.00

EPC - D

Council Tax - C

Square Footage - 635.07

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

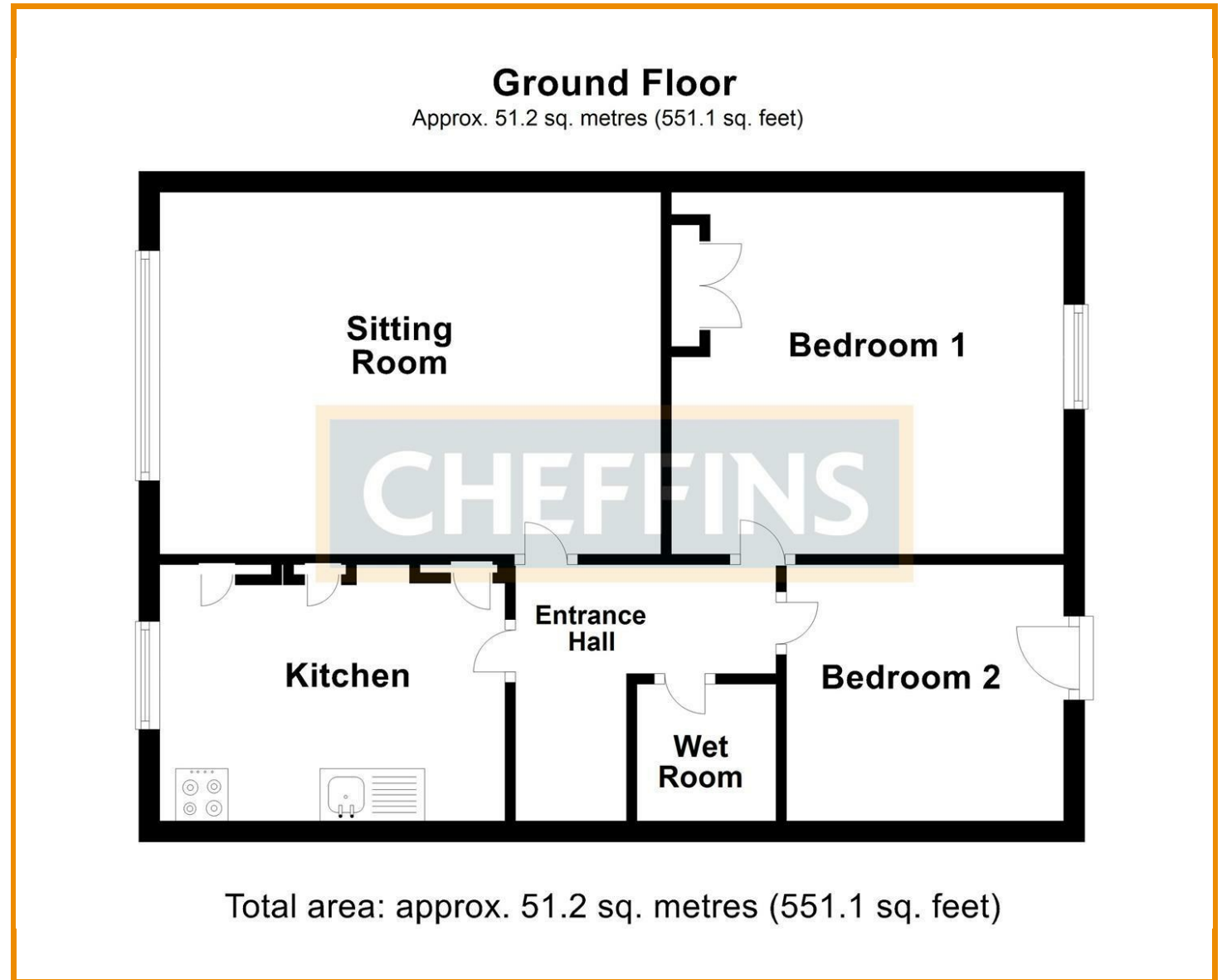


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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

£1,175 PCM

Council Tax Band - C

Local Authority - West Suffolk Council



For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

