

Brinkley Road, Newmarket, CB8 0UN

CHEFFINS

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Brinkley Road

Six Mile Bottom, Newmarket,
CB8 0UN

3 1 1

£1,400 PCM



A spacious end-terrace bungalow situated on Brinkley Road in the quiet village of Six Mile Bottom, just a short drive from Newmarket. The property features a large reception room, three well-proportioned bedrooms, a fitted kitchen, and a family bathroom. Set in a peaceful location, it offers quiet countryside living with easy access to local amenities and commuter routes. EPC: D, Council Tax Band B. Available now

LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include a convenience store and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).








Entrance Hall
with tiled floor, door to rear garden.

Sitting Room
with feature exposed beams, radiator, window to side aspect.

Kitchen
with modern fitted kitchen comprising a range of base and wall mounted units, sink and drainer with mixer tap, electric free standing oven with 4-ring hob, space and plumbing for washing machine, space for fridge freezer, boiler cupboard, radiator, window to front aspect.

Bedroom 1
with radiator, window to front aspect.

Bedroom 2
with radiator, window to side aspect.

Bedroom 3
with radiator, window to front aspect,

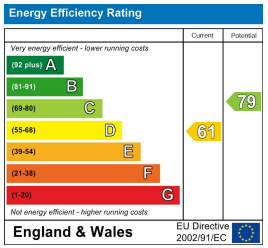
Bathroom
with modern white suite comprising panelled bath with shower over, pedestal basin, low level WC, heated towel rail, window to rear, storage cupboard with water tank and shelving.

Outside
A private, enclosed rear garden mainly laid to lawn with paved pathways, gravel borders, mature shrubs, small trees, timber fencing, and a useful garden shed. French doors provide direct access from the property, offering an ideal space for relaxing or entertaining.

Letting Agents Notes
Deposit - £1615.00
Holding Deposit - £323.00
EPC - D
Council Tax - B



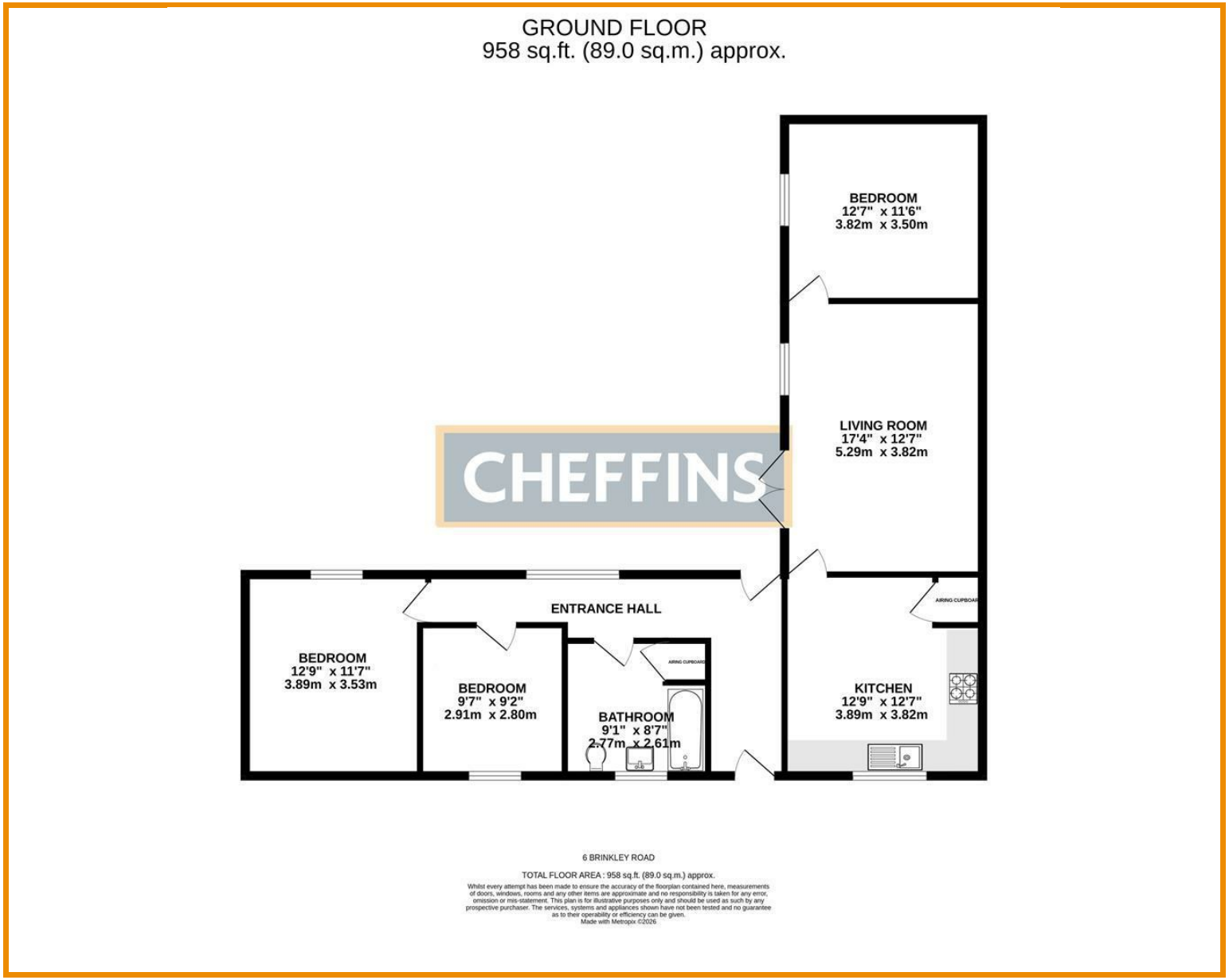




£1,400 PCM

Council Tax Band - B

Local Authority - South Cambs



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.