



Nat Flatman Street, Newmarket, CB8 8HW

CHEFFINS

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Newmarket,
CB8 8HW

A 2 bedroom mid terraced property conveniently situated south of the town centre. The property benefits from an open plan sitting/dining room, a fitted kitchen and 2 bedrooms and a large bathroom on the first floor. Additional features include gas central heating and an enclosed rear garden. Council Tax Band: B, EPC Rating: 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.

2 1 2

£1,200 PCM



**ENTRANCE PORCH**

with entrance door.

SITTING/DINING ROOM

with stairs leading to first floor, under stairs storage cupboard, 2 radiators, windows to front and rear aspects.

KITCHEN

with stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, integrated stainless steel oven and grill with 4 burner hob and stainless steel extractor hood over, wall mounted gas fired combination boiler, space and plumbing for washing machine, radiator, windows to side and rear aspects, half glazed door leading to outside.

FIRST FLOOR LANDING

with access to roof space.

BEDROOM 1

with built-in cupboard, radiator, window to front aspect.

BEDROOM 2

with radiator, window to rear aspect.

BATHROOM

with large bath with mixer tap and shower attachment over, pedestal hand basin, low level WC, tiled splashbacks, radiator, extractor fan, built-in cupboard, window to rear aspect.

OUTSIDE

To the rear of the property is a courtyard, largely paved and with shrubs and trees, access to the rear.

Agents Note**Letting Agents Notes**

Deposit - £1384.00

Holding Deposit - £276.00

EPC - D

Council Tax - B

Square Footage - 721.18

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

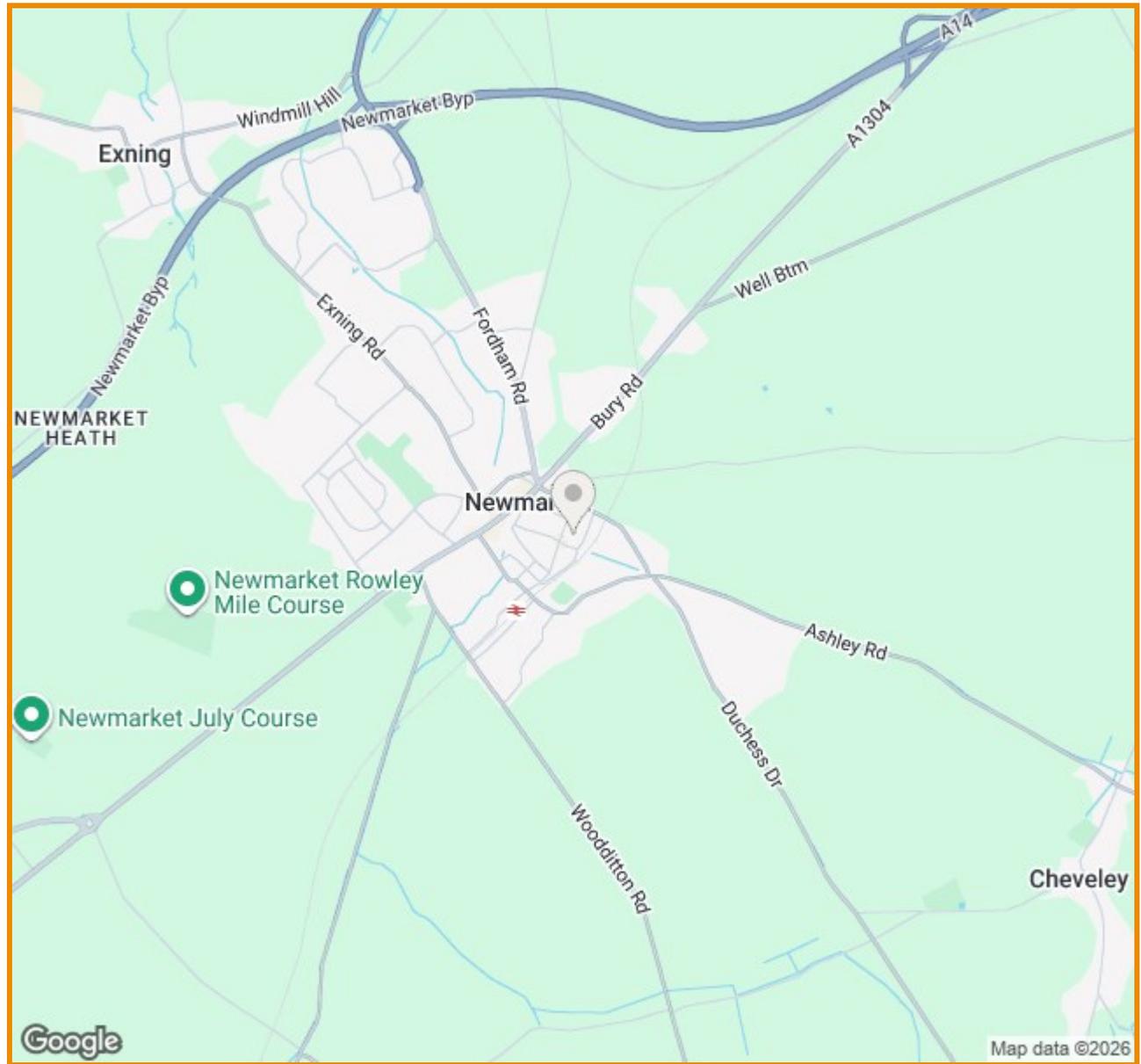


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,200 PCM

Council Tax Band – B

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>.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

