

Park Lane, Newmarket, CB8 8BB

CHEFFINS

CHEFFINS

Park Lane

Newmarket,
CB8 8BB

2 1 1

£1,025 PCM



A modern semi-detached 2 bedroom cottage standing in a well regarded location South of the town. Accommodation includes sitting room, newly fitted kitchen/dining room with built-in oven and hob, modern bathroom suite and 2 double bedrooms. EPC: D, Council Tax Band: B.

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.








SITTING ROOM
with fireplace with electric fire, radiator, alcove with meter cupboard.

KITCHEN/DINING ROOM
with stainless steel sink unit with cupboards under, further base and wall mounted cupboards, built-in oven and hob with extractor hood over, radiator, stairs to first floor.

REAR LOBBY
with glazed door to garden, cupboard housing gas fired boiler.

BATHROOM
with panelled bath with shower unit over, pedestal basin, radiator.

FIRST FLOOR LANDING

BEDROOM 1
with radiator, built-in wardrobe.

BEDROOM 2
with radiator.

OUTSIDE
Enclosed yard.

UTILITY/STORE
with plumbing for washing machine, tiled flooring, space heater.

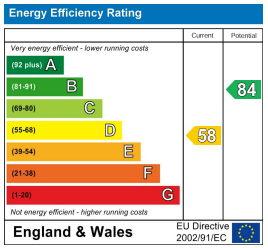
Letting Agents Notes

Deposit - £1269.00
Holding Deposit - £253.00
EPC - D
Council Tax - B
Square Footage - 559.72

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







£1,025 PCM

Council Tax Band - B

Local Authority - West Suffolk Council



CHEFFINS

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF I 01638 663228 I 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.