

Chapel Street, Newmarket, CB8 7HB

CHEFFINS

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Exning, Newmarket,
CB8 7HB

4 1 2

£1,400 PCM



A well-presented four-bedroom mid-terrace property situated on the sought-after Chapel Street in Exning. Offering approximately 926 sq ft of accommodation, the property features two reception rooms, a family bathroom, and generously proportioned bedrooms throughout. Conveniently located close to local amenities, schools, and transport links, with easy access to Newmarket and the surrounding areas.

LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.








Sitting Room
with shelving unit with cupboard under, window to front aspect, radiator.

Dining Room
with radiator.

Utility Room
with understairs storage cupboard, wall units, window to side.

Cloakroom
with low level WC, pedestal handbasin, tiled floor, window to rear, heated towel rail.

Kitchen
with a range of base and wall units, sink and drainer with mixer tap, electric oven and grill with 4-ring hob with extractor over, worktops, recessed ceiling spotlights, window to rear, door to garden, stairs to first floor, radiator.

FIRST FLOOR

Landing
with window to rear.

Bedroom 1
with window to front aspect, radiator.

Bedroom 2
with window to front aspect, radiator.

Bedroom 3
with window to rear aspect, radiator.

Bedroom 4
with window to rear aspect, radiator.

Bathroom
with low level WC, panelled bath with shower over, handbasin vanity unit with mirror over, tiled floor, part tiled walls, heated towel rail.

OUTSIDE

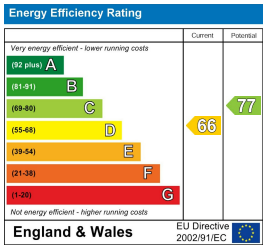
There is an enclosed rear garden with a paved patio area leading onto lawn with established shrubs and mature planting. The garden also features a small pond and a timber shed providing useful storage for bicycles and garden equipment. Beyond the main garden is an additional area of garden offering scope for further landscaping or alternative use. Side access provides a practical route for bins and garden equipment.

Letting Agents Notes

Deposit - £1615.00
Holding Deposit - £323.00
EPC - D
Council Tax - C
Square Footage - 1018



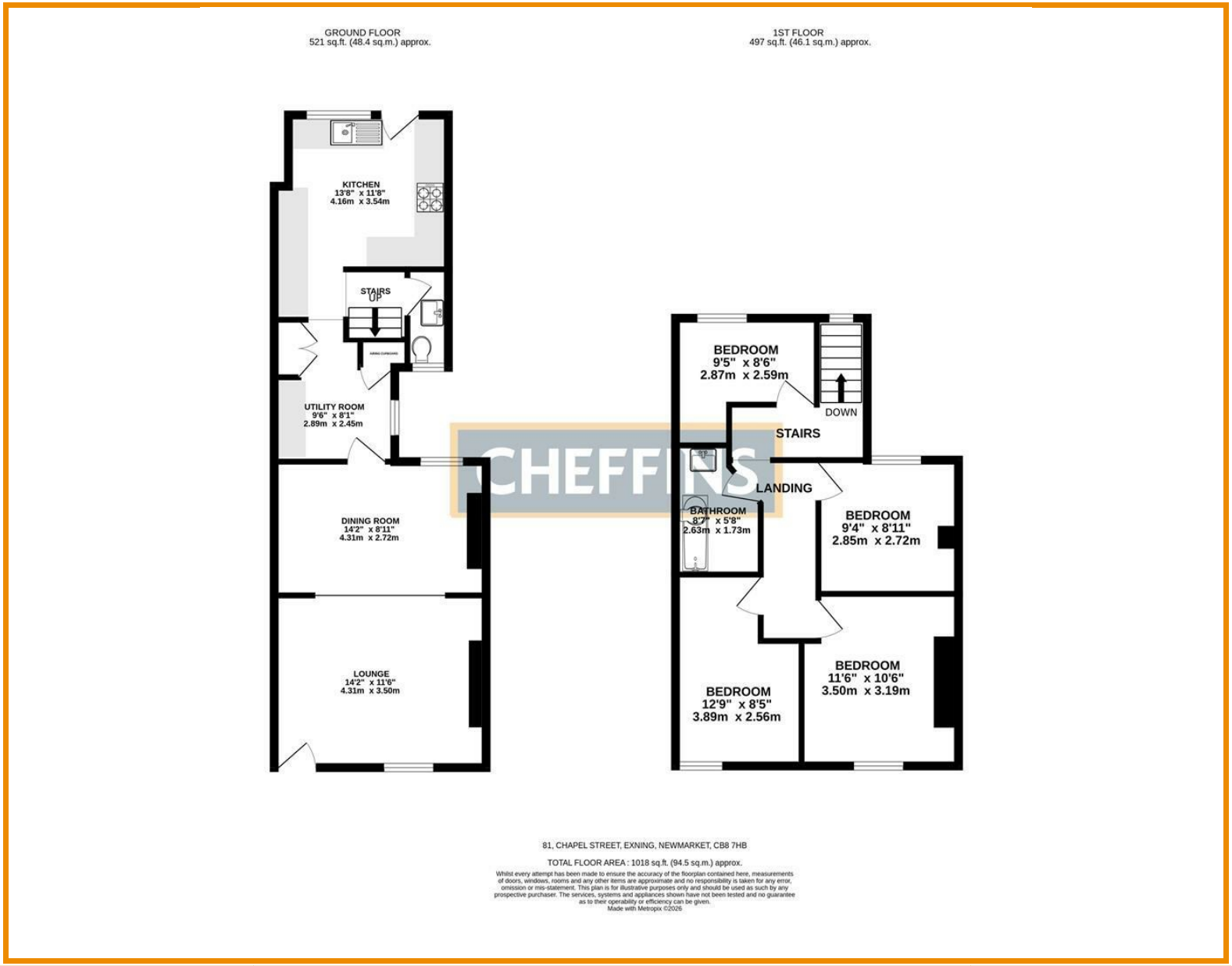




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Council Tax Band - C

Local Authority - West Suffolk



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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.