

Mill Hill, Newmarket, CB8 0JB

CHEFFINS

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2 1 1

£1,200 PCM



A charming 2 bedroom Victorian terraced property standing in an elevated position with far-reaching views to the rear over Newmarket. The property is well presented and benefits from a sitting room and a separate dining room, a fitted kitchen and 2 double bedrooms. Additional benefits include gas central heating, uPVC sealed unit double glazing, a long 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.








SITTING ROOM
with entrance door, gas fire with back boiler, tiled hearth, wood flooring, picture rail, radiator, sliding sash window to front aspect.

DINING ROOM
with period fireplace with brick surround, timber mantle and Welsh slate hearth, exposed wood work, stairs leading to first floor, 2 under stairs storage cupboards, radiator, pair of French doors leading to rear garden, opening to:

KITCHEN
with 1½ bowl stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, space for freestanding oven with extractor hood over, space and plumbing for washing machine, tiled flooring, door leading to outside, widow to side aspect.

BATHROOM
with panelled bath with shower over, pedestal hand basin and low level WC, wood flooring, tiled walls, extractor fan, radiator, recessed ceiling spotlights, 2 windows to rear aspect.

FIRST FLOOR

BEDROOM ONE
with period fireplace with cast iron grate, wood flooring, radiator, sliding sash window to front aspect.

BEDROOM TWO
with wood flooring, airing cupboard with cylinder and immersion, radiator, casement window to rear aspect.

OUTSIDE
To the front of the property is an attractive cottage garden with a brick perimeter wall, climbing plants, shrub border and artificial grass.

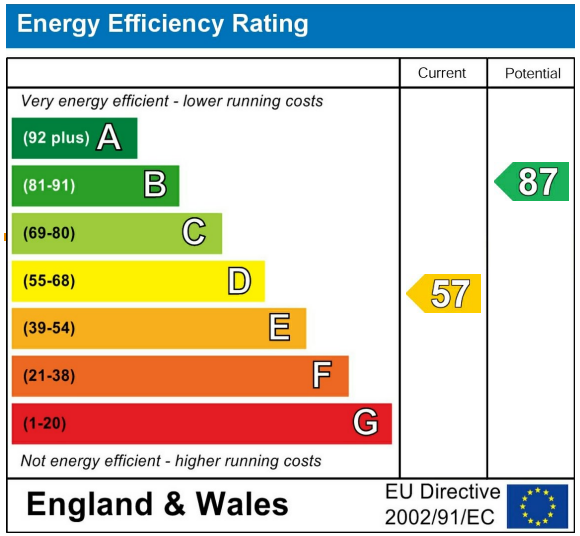
To the rear of the property is a stepped garden in part laid to lawn with established hedge boundary, seating area, raised brick borders and steps and further paved area.

AGENT'S NOTE
A pedestrian right of access leads from the property across the adjoining cottage and through a shared passageway out to the front of the properties.

Letting Agents Notes
Deposit - £1384.00
Holding Deposit - £276.00
EPC - D
Council Tax - C
Square Footage -602.78

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





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Council Tax Band - C

Local Authority - West Suffolk



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

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