



22 Park Avenue
Newmarket, Suffolk, CB8 8EY

pocock & shaw
Residential sales, lettings & management



A beautifully presented and much improved period two bedroom cottage situated in an excellent location south of the town centre and within easy reach of the train station.

Sitting room, attractive fitted kitchen with gas cooker, fridge freezer, washing machine, refitted bathroom with shower, two good bedrooms, gas heating, double glazing, outbuilding. Unfurnished. Available June. EPC rating: C

Viewings by appointment

Rent: £775 pcm
Application Fees Apply

Newmarket is renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Ground Floor

Sitting Room 4.69m (15'5") x 3.33m (10'11")

With a sash style double glazed window to the front, double radiator, feature fireplace, dining area.:

Inner Hall

Stairs to the 1st floor and door to:

Kitchen 3.33m (10'11") x 2.92m (9'7")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, washing machine, fridge/freezer, gas cooker, sash style double glazed, window to rear, double radiator, door to:

Rear Porch

Door to the garden and door to:

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin, low-level WC, sash style double glazed window to side, radiator.

First Floor

Landing

Bedroom 1 3.79m (12'5") x 3.33m (10'11")

Sash style double window to front aspect, radiator, built in storage cupboard.

Bedroom 2 3.33m (10'11") max x 2.92m (9'7")

max

Sash style double glazed window to rear aspect, double radiator, door to cupboard, additional cupboard with a gas fired boiler serving the heating and hot water system.

Outside

The courtyard area with brick and slat outbuilding divided into two, the large part being the former wash house and the smaller part being a former W.C.

Application Fees (non-refundable)

Single person

£200.00 plus a £100 Holding Payment

Company

£270.00 plus a £100 Holding Payment

Couple or 2 sharers

£270.00 plus a £100 Holding Payment

3 Sharers

£340.00 plus a £100 Holding Payment

Guarantor

£70 (charged in addition to the above fees)

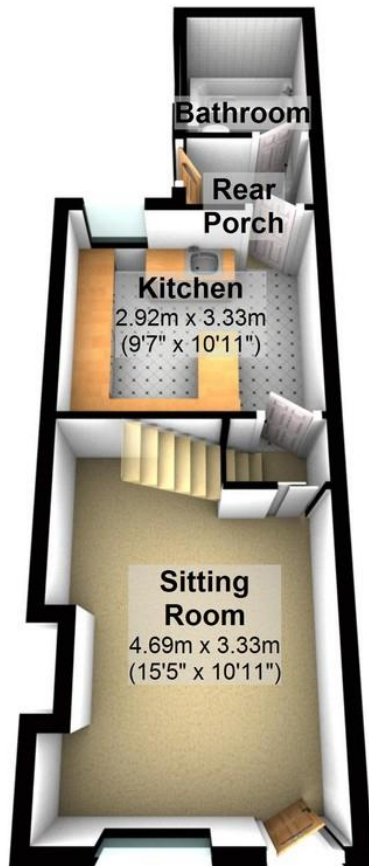
Tenancy Renewal Fee & New Agreement Fee if applicable : £80.00

Change of Tenant Fee: £200.00 In shared households where 1 or more tenants wish to leave the property mid-tenancy and therefore find a replacement, Pocock & Shaw will reference a new tenant joining and existing tenancy and issue a new contract and reregister the deposit.)

After payment of fees, holding payment and return of application forms the property will be removed from the market and referencing will commence. **Should you decide not to proceed with the tenancy for any reason, these fees and holding payment will not be refunded.**



Ground Floor



First Floor



2 Wellington Street, Newmarket, Suffolk, CB8 0HT
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested