ADMIRAL ESTATES

SPECIALISTS IN RESIDENTIAL LETTINGS

- Leading **Independent** Agents
- **20 Years** Experience in Cambridge
- Professional and Personal Service from the perspective that matters……**Yours!**



5 Melton Close

, Newmarket, CB8 8BE

£1,295 Per Month

Fully renovated, and now to let: 2 bed terraced period cottage well located near High St and train station in Newmarket ; both less than 5 mins walk. Train links to Cambridge/Bury St Edmunds and then to London etc.

Newmarket is a thriving town, famous for horse racing and offering good shopping/schools/sports facilities/swimming pool and community.
The cottage is located in a quiet cul-de-sac, with no passing traffic and parking on the street outside the property. Gas central heating with brand new boiler, new double glazed sash windows/composite front door, period features e.g. fireplaces, hard flooring to ground floor, small shed and backyard/access to rear of property.

Details:
Downstairs
Front door leading to living room with hard wood effect flooring and feature fireplace.
Dining room with sash window overlooking back yard, wood effect hard flooring and fireplace alcove.

Galley style kitchen fully fitted out with new units/wood type worktops and double sink.
Brand new appliances provided: Induction hob, built under Bosh fan oven with grill, cooker hood extracting to outside. tiled flooring.

Bathroom with white suite/vanity unit and thermostatically controlled shower with both wand and deluge overhead fitting . Large heated mirror and heated towel rail.

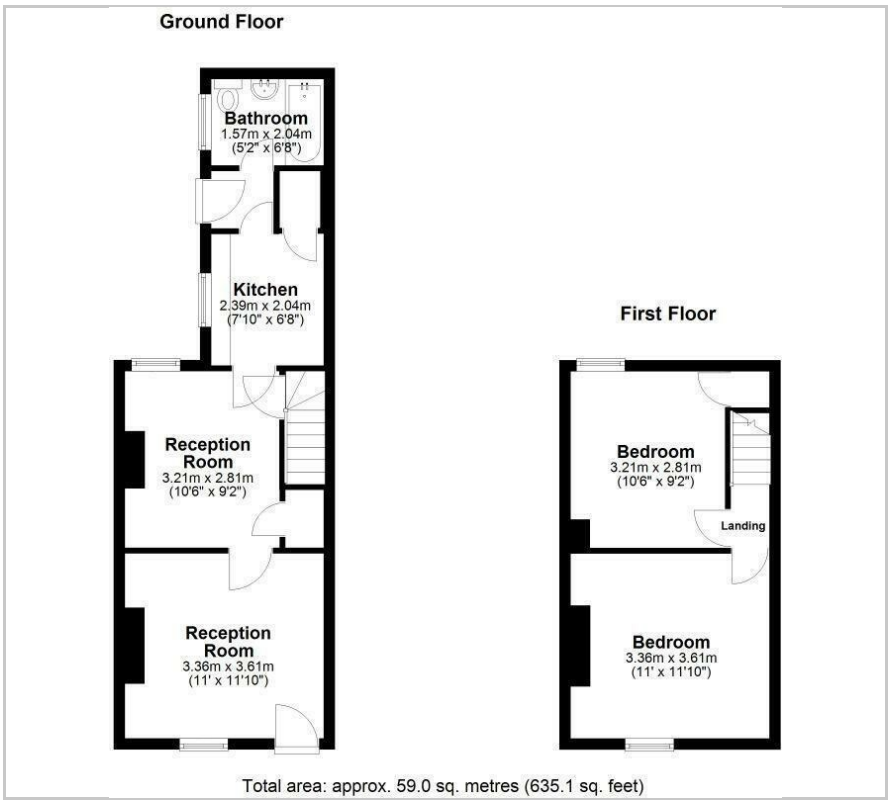
Carpeted stairs to landing :

Viewing

Please contact our Admiral Estates Office on 01223 891227
if you wish to arrange a viewing appointment for this property or require further information.

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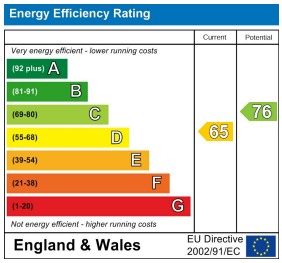
Floor Plan



Area Map



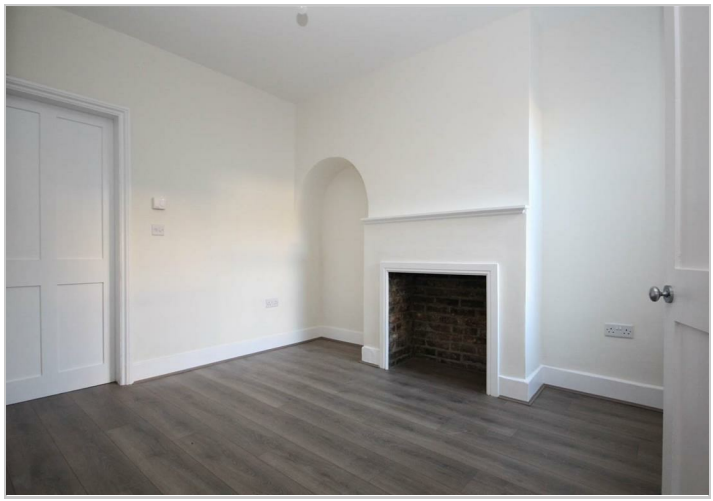
Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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