

Balmforth

Estate Agents, Valuers & Letting Agents



3170M, 125 All Saints Road, Newmarket, Suffolk,
CB8 8ES

£1,250 per month

- Charming Terraced Property
- Spacious Lounge/Diner
- Kitchen with appliances
- Modern Bathroom
- Loft Conversion
- Walking distance to town centre
- Electric heating with solar panels
- Available Early November

This two bedroom terraced house is located within walking distance of Newmarket town centre and benefits from spacious accommodation throughout including kitchen with appliances, open plan lounge/diner, modern bathroom, loft conversion and enclosed rear courtyard garden.

Available: Early November.

Heating: Electric heating and solar panels.

Deposit: £1,440.00

Council Tax: Band - B - £1,801.18 (2026/27) year.

(Active duty military members are exempt)

Agent notes: Annual parking permit for all saints car park are available at £150.00pa - see website link below. www.westsuffolk.gov.uk/parking/car-park-season-tickets.cfm

In more detail the accommodation comprises of:-

LOUNGE:

Window to front, log burner, TV point. stairs to first floor and open to dining room.

DINING:

Understairs storage, door to kitchen.

KITCHEN:

Range of wall and base units, built-in oven and hob with extractor over, fridge freezer, washing machine and tumble dryer, window and door to rear.

STAIRS/LANDING:

Spiral stairs to loft conversion.

BEDROOM ONE:

Feature fireplace, two built in wardrobes and window to front.

BEDROOM TWO:

Built in wardrobe and window to rear.

BATHROOM:

Suite comprising of low level WC, handbasin, L shaped bath with shower over, built in storage and window to rear.

LOFT CONVERSION:

Exposed brick, built in storage and Velux window.

OUTSIDE:

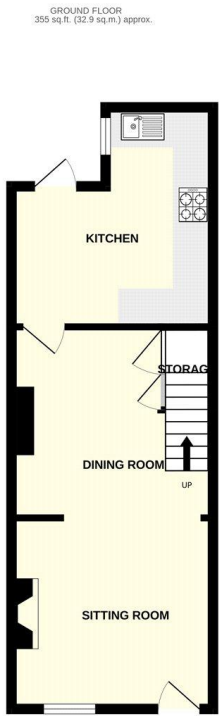
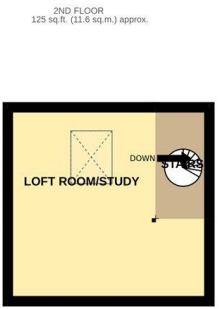
Rear garden with patio area and gated access.

Viewings

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171 E: mildenhall@balmforth.co.uk



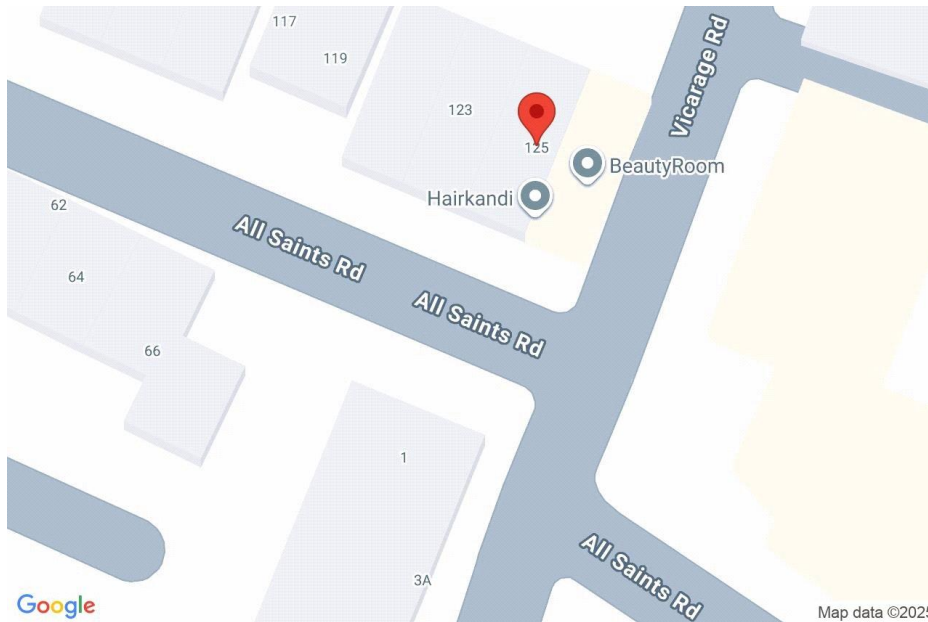
TOTAL FLOOR AREA: 794 sq. ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



||Tenancy Fees||

**** All Prices are inclusive of VAT ****

Holding Deposit

For rents of £450-£874pcm =£100 holding deposit
 For rents of £875-£1,299pcm =£200 holding deposit
 For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.

Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds

Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge

Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card

Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

||Why use Balmforth||

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>