



## Falmouth Street, Newmarket, CB8 0LE

Rent - Asking Price £390,000      Deposit -

A well-presented three-bedroom family home located in the heart of Newmarket town centre, offering generous living space across two floors, along with a private driveway and a beautifully maintained garden. Ideally suited to modern family life, the property features a renovated kitchen dining space and has spacious, well-planned interiors throughout.

On the ground floor, a central hallway provides access to both the kitchen diner and the lounge. The kitchen diner has been tastefully renovated and now offers a well-equipped and functional space, perfect for family meals and

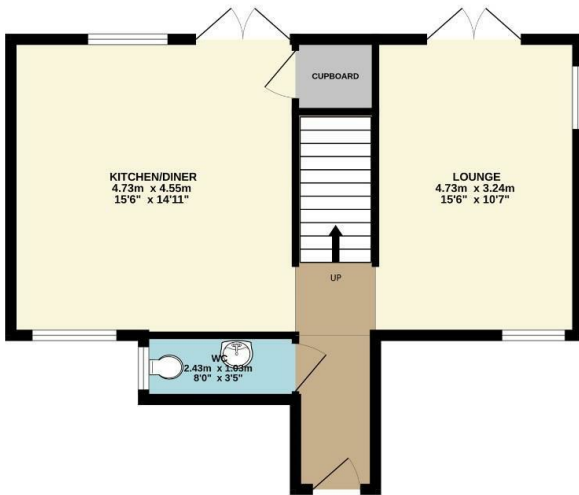
- LOCATED IN THE HEART OF NEWMARKET TOWN CENTRE
- SPACIOUS LOUNGE WITH ACCESS TO THE GARDEN VIA FRENCH DOORS
- PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES AND PRIVATE EN-SUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM AND ADDITIONAL GROUND FLOOR WC
- ENCLOSED PRIVATE GARDEN, IDEAL FOR OUTDOOR LIVING AND FAMILY TIME
- WELL-PRESENTED THREE-BEDROOM FAMILY HOME
- MODERN, WELL-EQUIPPED KITCHEN/DINER RENOVATED WITHIN THE LAST FIVE YEARS
- TWO ADDITIONAL BEDROOMS, BOTH WITH WARDROBE STORAGE
- PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING
- SET ACROSS TWO WELL-PLANNED FLOORS, PERFECT FOR MODERN FAMILY LIFE



Council Tax Band: - EPC Rating: 0



GROUND FLOOR  
48.6 sq.m. (523 sq.ft.) approx.



1ST FLOOR  
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) 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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