



JAMIE WARNER  
— ESTATE AGENTS —



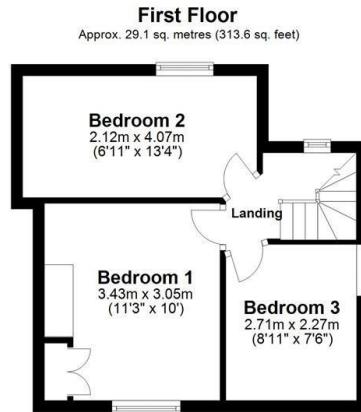
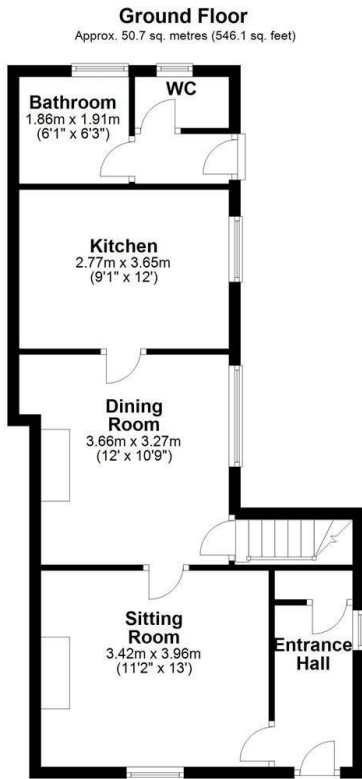
## 4 Hills Cottages, Cemetery Road, Wickhambrook, Newmarket, CB8

Guide Price £300,000

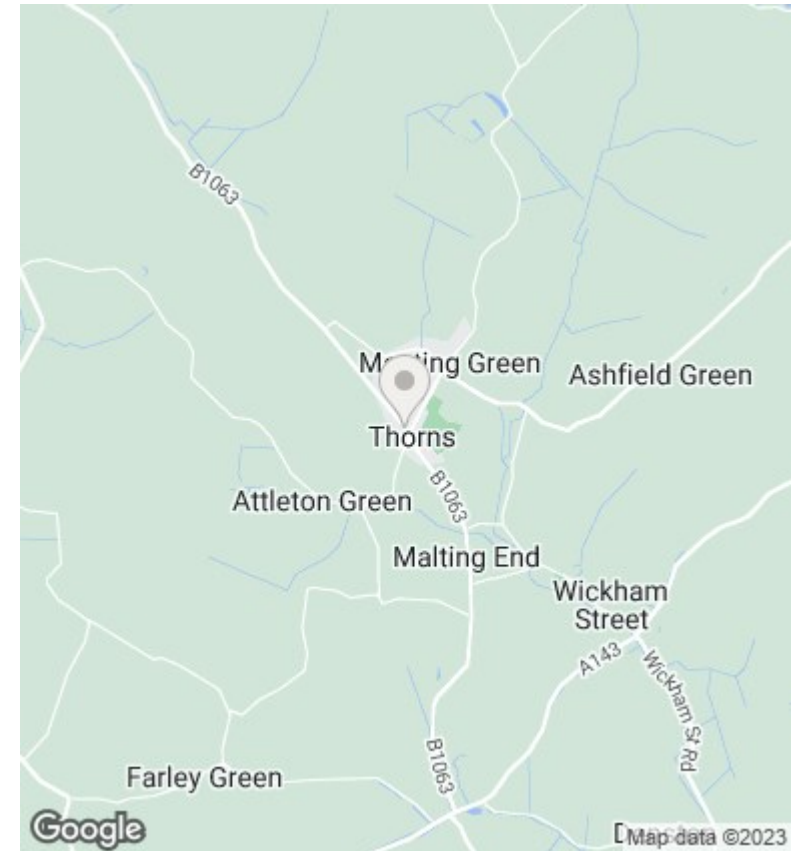
- Three Bedrooms
- Bathroom & Separate WC
- Double Glazing & Oil Central Heating
- Two Reception Rooms
- Generous Plot
- No Onward Chain
- Fitted Kitchen
- Garage & Off-Road Parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS  
01440 712221

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[www.jamie-warner.co.uk](http://www.jamie-warner.co.uk)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	