



Churchill Avenue
Newmarket, Suffolk CB8 0BZ
Guide Price £325,000

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An established semi-detached family home standing within this popular residential area and in walking distance of a useful parade of shops.

Accommodation includes entrance hall, living room/dining room, conservatory, three bedrooms and bathroom.

Externally the property offers a delightful mature and fully enclosed garden, extensive parking and garage

No chain

About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Entrance Hall

With two useful storage cupboards, staircase rising to the first floor, window to the side aspect and door through to the:

Kitchen 8'4" x 8'0" (2.56 x 2.45)

Fitted with both eye and base level storage units and working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, electric cooker with extractor hood over. Space and plumbing for a fridge and washing machine. Window to the rear aspect and side external door.

Lounge/Diner 11'4" x 11'3" (3.47 x 3.43)

With wall mounted electric fireplace, TV connection point, window to the front aspect and opening through to the:

Dining Room 10'8" x 8'11" (3.27 x 2.74)

Sliding doors through to the:

Conservatory 8'2" x 8'2" (2.51 x 2.49)

Windows surrounding and door out to the rear garden.

First Floor Landing

Access to airing cupboard and loft space. Window to the side aspect.

Bedroom 1 11'4" x 11'3" (3.47 x 3.43)

Double bedroom with window to the front aspect.

Bedroom 2 11'4" x 10'8" (3.47 x 3.27)

Double bedroom with storage cupboard and window to the rear aspect.

Bedroom 3 8'4" x 6'5" (2.56 x 1.97)

With window to the front aspect.

Bathroom 6'8" x 5'5" (2.05 x 1.66)

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, part tiled walls, tiled flooring and obscured window to the rear aspect.

Outside - Rear

Well landscaped rear garden thriving with a variety of mature shrubs and flowers, paved patio seating area, timber built garden shed and outdoor lighting.

Outside - Front

Laid to lawn frontage with driveway leading up to the garage.

Property Information:

EPC - E

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 68 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise limited on all networks

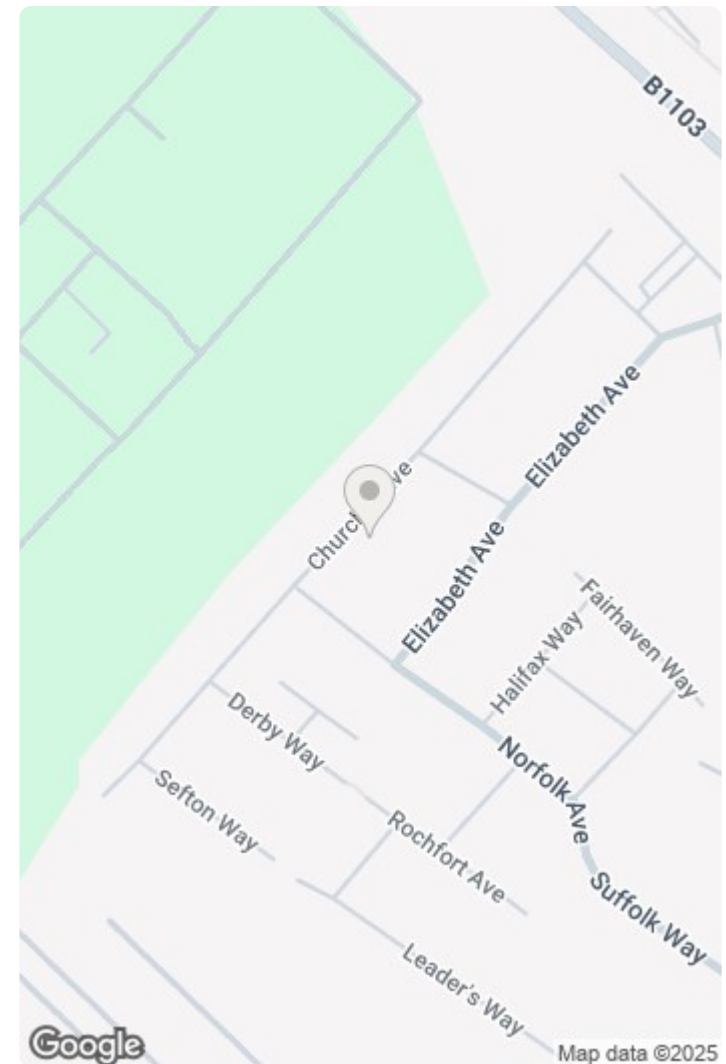
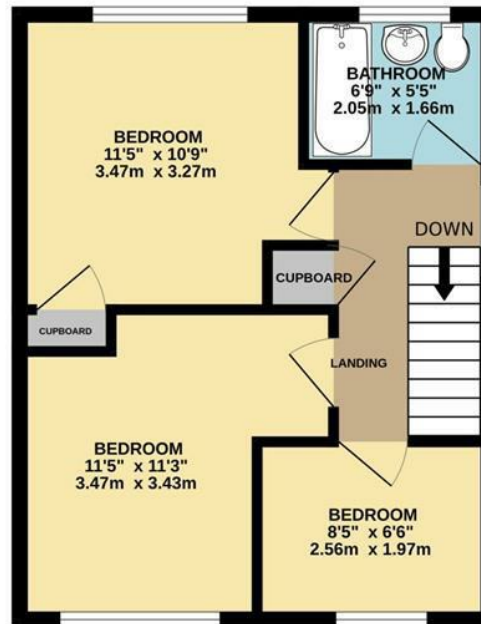
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



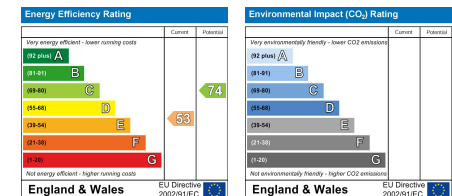
1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



31 CHURCHILL AVENUE

TOTAL FLOOR AREA : 813 sq.ft. (75.6 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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