



Tattersalls Crescent, The Avenue, Newmarket CB8 9AY

Guide Price £225,000

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An incredibly spacious and generous size first floor maisonette, superbly set within striking distance of the railway station and the historic market town of Newmarket.

Boasting sizeable rooms arranged over two floors, this property offers impressive space to include living room/dining room, three double bedrooms (ensuite to master) and a family bathroom. Externally the property offers off road parking.

Long lease currently around 185 year remaining.

Outstanding opportunity for first time buyer or investment purchase.

Entrance Hall

With doors leading to kitchen, lounge and bedroom. Electric storage heater. Spiral stairs leading to first floor.

Kitchen 9'1" x 7'4" (2.78 x 2.26)

Fitted with a range of wall and base units with work tops over, stainless steel sink with mixer tap over, integrated oven and hob with extractor over, space and plumbing for washing machine.

Lounge 17'5" x 13'3" (5.32 x 4.04)

Spacious living room with dual aspect windows. Opening to kitchen. Door to entrance hall. Electric storage heater.

Bedroom 3 14'3" x 12'11" (4.35 x 3.95)

With windows to front aspect, electric panel heater.

Landing

With doors leading to bedrooms and bathroom. Electric storage heater.

Master bedroom 14'6" x 12'2" (4.44 x 3.73)

Generous double bedroom with 2 skylights, door leading to:

En Suite

With white suite comprising of

panelled bath, pedestal hand basin, low level wc. Skylight and airing cupboard.

Bedroom 2 17'5" x 11'1" (5.32 x 3.38)

Generous double bedroom with skylights and electric panel heater.

Bathroom

With white suite comprising of panelled bath, pedestal hand basin, low level wc.

Outside

Off road parking.

PROPERTY INFORMATION

EPC - tbc

Tenure - Leasehold (approx. 185 years remaining)

Council Tax Band - C (West Suffolk)

Property Type - Maisonette

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage and

Panel Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

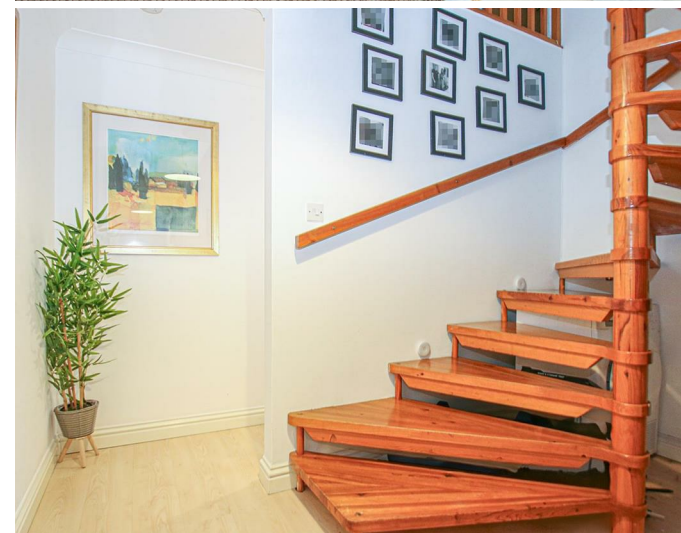
advise likely on all networks

Rights of Way, Easements, Covenants

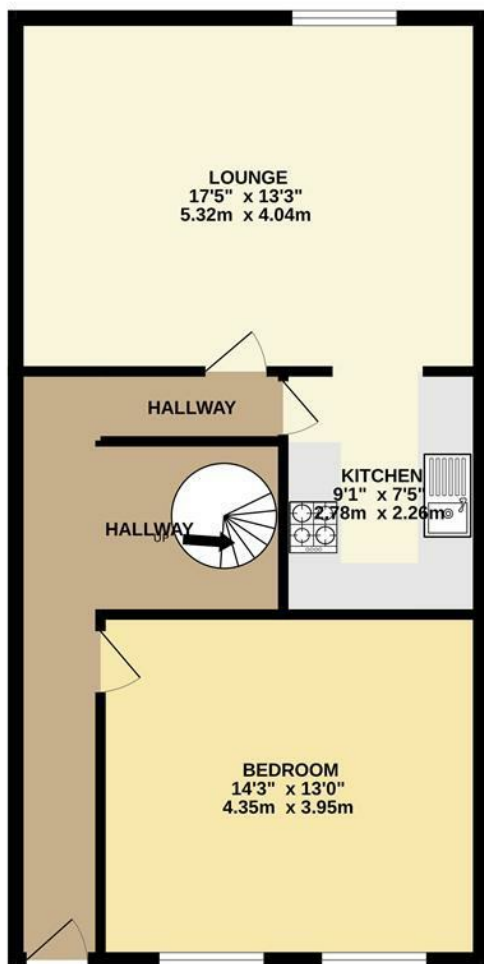
– None that the vendor is aware of

Location

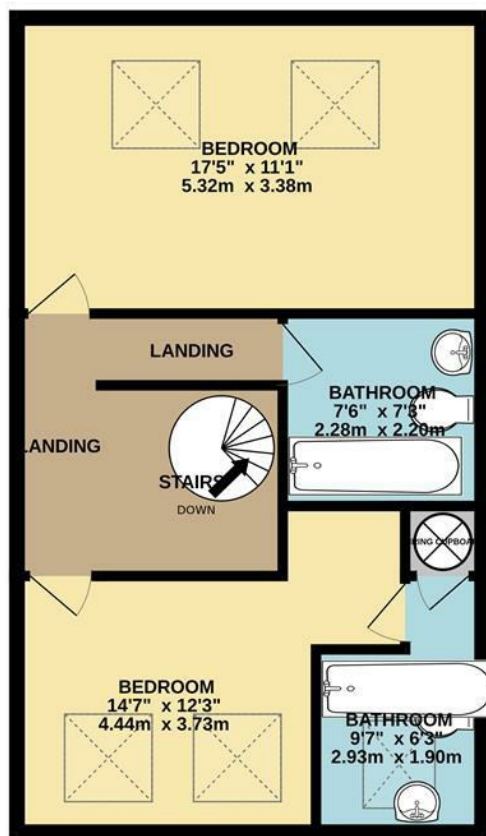
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

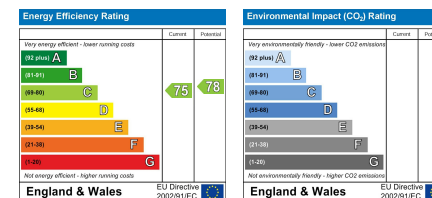
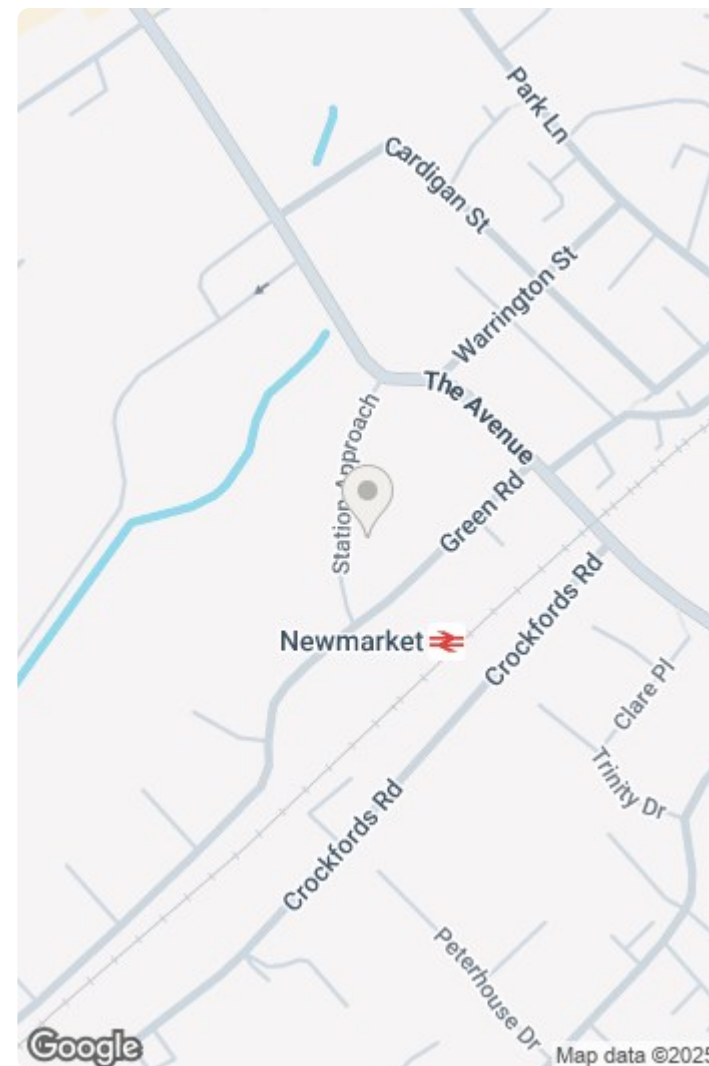


1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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