



George Lambton Avenue, Newmarket, CB8 0DX

Offers In Excess Of £250,000



Morris Armitage

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George Lambton Avenue, Newmarket, CB8 0DX

A superb modern semi-detached family home standing within a popular residential area and set only a short walk to an appealing mix of restaurants and shops.

Cleverly designed and offering sizeable rooms throughout, this property enjoys accommodation to include entrance hall, living room/dining room, kitchen with built in oven, cloakroom, two generous size double bedrooms and family bathroom.

Externally the property offers a fully enclosed garden and allocated parking.

Ideal first time purchase – viewing recommended.

Entrance Hall

Bright entrance hall with wood effect flooring. Doors leading to front, kitchen, living room and cloakroom. Under stair cupboard. Stairs to first floor. Radiator.

Kitchen 12'1" x 6'6" (3.70m x 2m)

Range of modern eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas ring hob and stainless steel extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks throughout working areas. Dual aspect windows overlooking front and side. Wood effect flooring. Radiator. Door to entrance hall.

Living Room 15'5" x 13'9" (4.70m x 4.20m)

Spacious living room with wood effect flooring. French doors leading to rear garden. Radiator. Door leading to entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Radiator. Door to entrance hall.

Landing

Doors leading to bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 14'1" x 11'1" (4.30m x 3.40m)

Spacious double bedroom with window overlooking rear. Radiator. Door to landing.

Bedroom 2 13'9" x 9'2" (4.20m x 2.80m)

Double bedroom with dual windows overlooking front aspect. Radiator. Built-in cupboard. Door leading to landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over and glass screen. Tiled throughout wet areas. Attractive wood effect flooring. Obscured window. Radiator. Door leading to landing.

Outside - Front

Half glazed door with attractive storm porch over. Areas laid to slate shingle with mature hedging to boundary. Pathway.

Outside - Rear

Enclosed rear garden with rear access gate. Mainly laid to lawn with patio area from living room. Pathway leading to rear and parking space.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 70 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

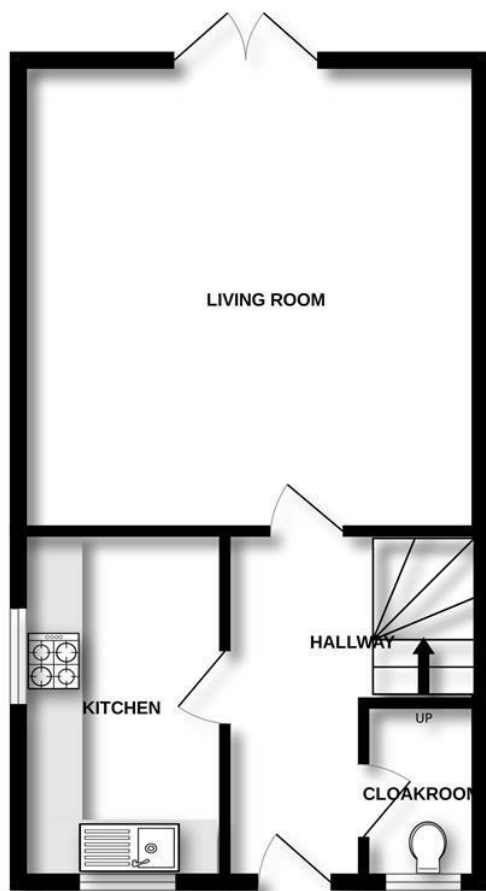
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

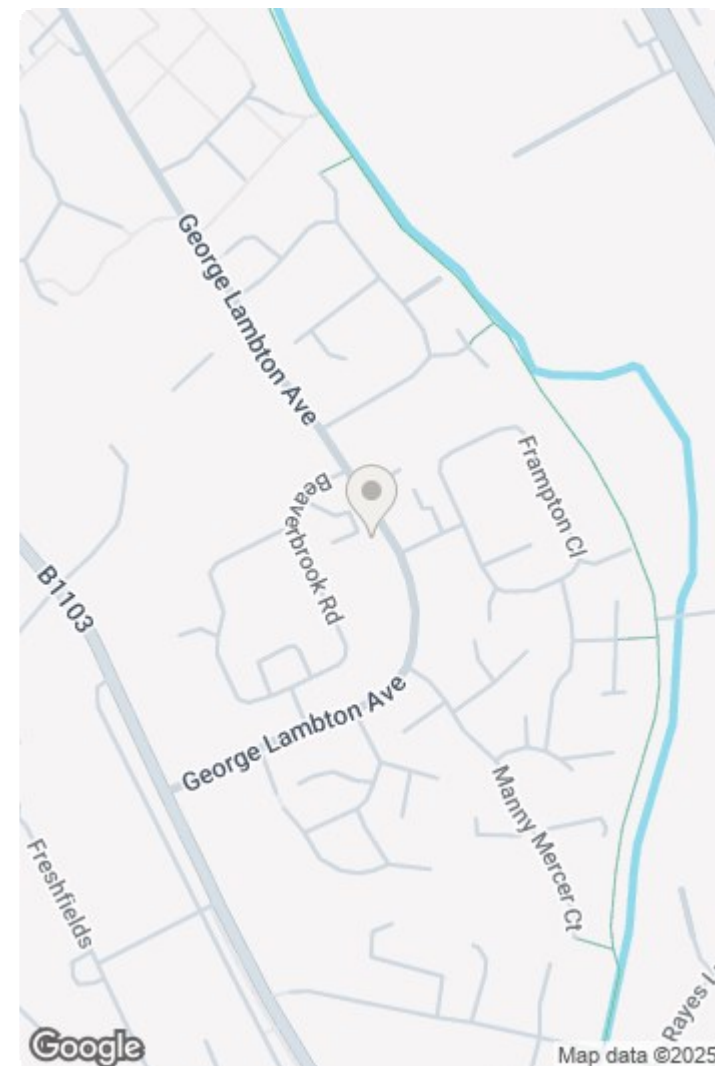
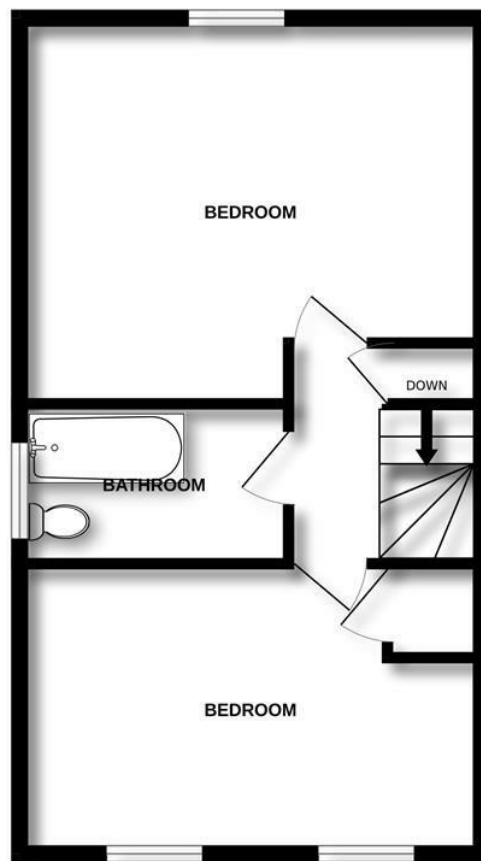
Rights of Way, Easements, Covenants – None that the vendor is aware of



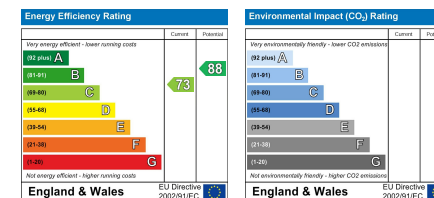
GROUND FLOOR



1ST FLOOR



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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