

96 Churchill Avenue
Newmarket, CB8 0BY
Guide Price £265,000

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Situated in a highly sought-after residential location, this established semi-detached family home enjoys a delightful, fully enclosed rear garden.

Offering excellent potential for modernisation and enhancement, the property presents an exciting opportunity to create a superb family home. The well-proportioned accommodation currently comprises an entrance hall, a spacious living/dining room, a kitchen, three bedrooms, and a family bathroom.

Externally, the property benefits from an extensive driveway providing ample off-road parking, a detached garage, and a generous, fully enclosed rear garden, making it ideal for families, children and pet owners alike with access to the field to the rear.

Viewing essential.

Entrance Hall 12'10" x 7'5" (3.92 x 2.28)
Storage cupboard, window to side aspect and door leading to living/dining room, stairs leading to first floor.

Living/Dining Room 22'3" x 9'1" (6.79 x 2.77)
Large window to front aspect. French doors leading to rear garden.

Kitchen 9'0" x 8'4" (2.76 x 2.56)
Fitted with a range of eye and base level storage units with work top surfaces over. Composite sink and drainer with mixer tap over. Space for white goods. Window to rear and aspect, with door leading to garden.

Bedroom 1 10'9" x 8'4" (3.29 x 2.56)
Built in storage with window to side aspect.

Bedroom 2 10'4" x 9'11" (3.16 x 3.04)
Built in storage, with window to side aspect.

Bedroom 3 6'5" x 8'2" (1.96 x 2.50)
Window to front aspect

Bathroom 5'9" x 6'10" (1.77 x 2.09)
Suite comprising of Panelled bath with shower attachment, WC, hand wash basin. Window to rear aspect.

Garage 16'10" x 8'7" (5.14 x 2.63)
Single garage with an up-and-over door, positioned to the rear of the driveway. Convenient off-road parking in front.

Outside Front
Laid mainly to lawn with mature trees and shrubs, alongside a concrete driveway providing off-road parking and leading to a detached single garage with an up-and-over door.

Outside Rear
Mainly laid to lawn with mature trees, established planting and fenced boundaries. A patio seating area creates an ideal space for outdoor dining and entertaining.

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.

Property Information
EPC - D
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 - 84.3 SQM
Parking – driveway and garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Mains - Gas
Broadband Connected - Ultrafast broadband
Broadband Type – UItrafast 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

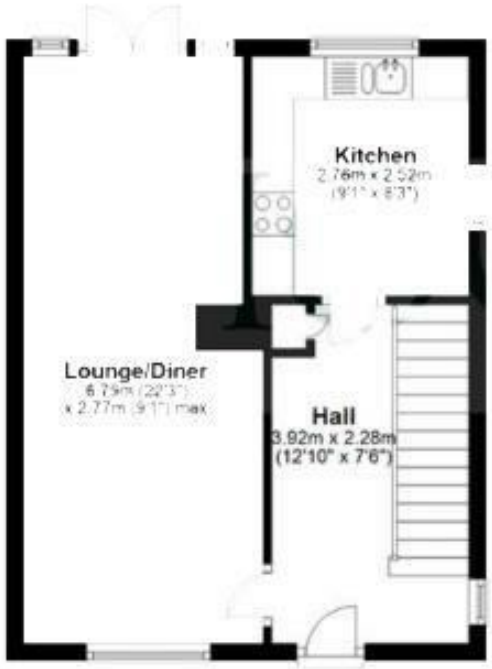






Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)

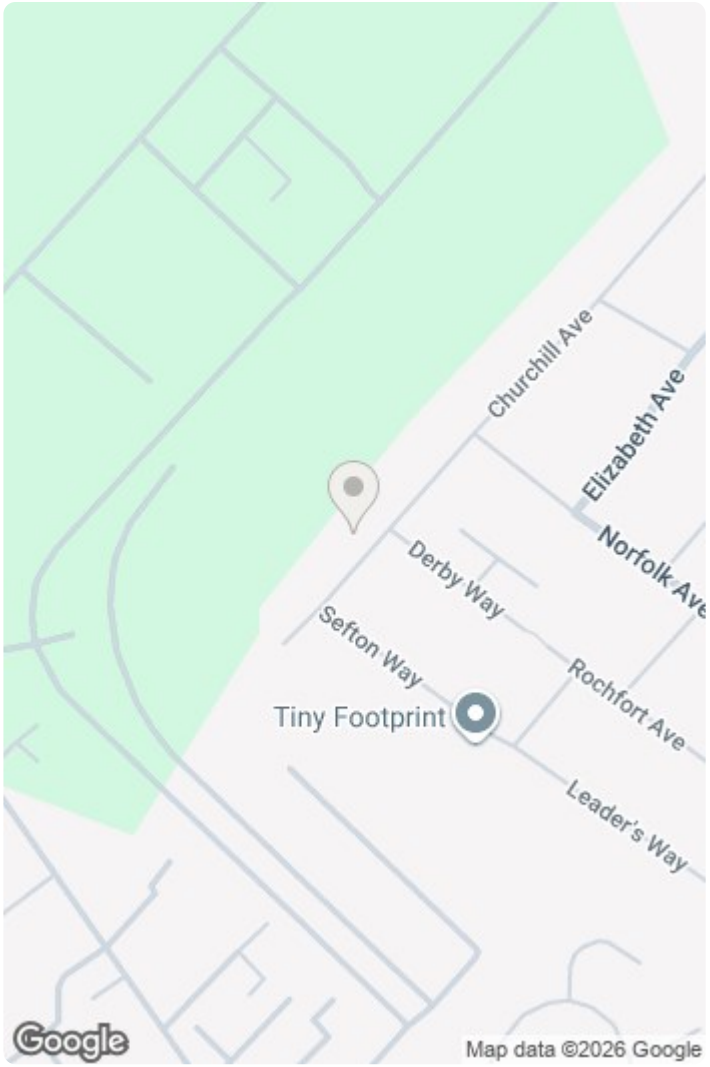




First Floor

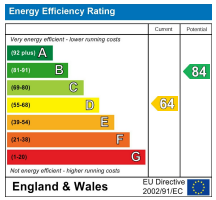
Approx. 35.8 sq. metres (385.0 sq. feet)

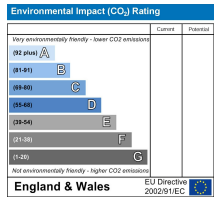




Total area: approx. 84.3 sq. metres (907.5 sq. feet)

This floorplan is for illustrative purposes only





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