



Elizabeth Avenue, Newmarket, CB8 0DJ

CHEFFINS

Elizabeth Avenue

Newmarket,
CB8 0DJ

A modern 3 bedroom semi-detached house recently refurbished with the installation of a new shower room and re-decoration throughout. The accommodation includes a ground floor cloakroom, a large sitting/dining room, brand new kitchen and a first floor shower room. EPC: C, Council Tax Band: C. Available Now.

LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

3 1 1

£1,600 PCM



**ENTRANCE HALL**

with stairs to first floor, entrance door, radiator, built-in cupboard.

CLOAKROOM

with basin and vanity unit, low level WC, radiator.

SITTING/DINING ROOM

with patio doors to rear garden, 2 radiators.

**KITCHEN**

with a range of newly fitted units comprising stainless steel sink unit with cupboards under, further base and wall mounted cupboards, built-in oven and hob unit with extractor hood over, plumbing for washing machine, tiled floor.

REAR HALL

with stable door to rear garden.

FIRST FLOOR LANDING

with a radiator, access to roof space.

BEDROOM 1

with radiator, 2 double built-in wardrobes, built-in cupboard.

BEDROOM 2

with radiator.

BEDROOM 3

with radiator, built-in cupboard.

SHOWER ROOM

with shower cubicle, basin and vanity unit, low level WC, radiator, cupboard housing gas fired boiler.

OUTSIDE

Enclosed rear garden laid mostly to lawn with a paved patio, flower and shrub beds (garden is in the process of being re-turfed and generally tidied).

Front garden laid mostly to lawn with driveway and parking.

SINGLE GARAGE

with up and over door, power and light.

Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £369.00

Square Footage - 990.28

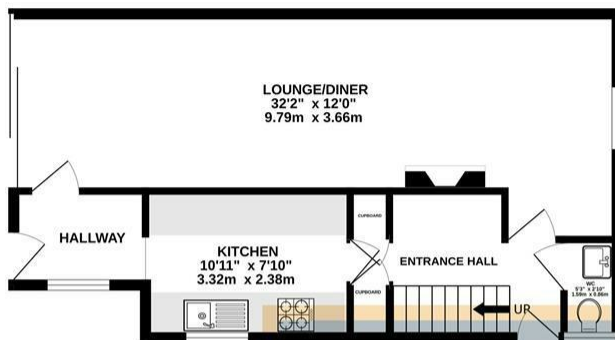




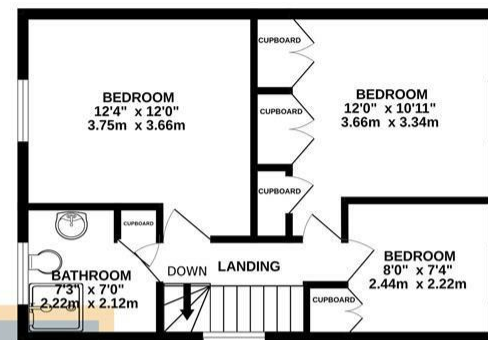
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,600 PCM
Council Tax Band - C
Local Authority - West Suffolk

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



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24 ELIZABETH AVENUE

TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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