Elizabeth Avenue, Newmarket, CB8 0DJ

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Offers In Excess Of

- Semi-Detached House
- 3 Bedrooms
- First Floor Shower Room
- Open Plan Living/Dining Room
- Renovation Opportunity
- Garage & Driveway
- NO CHAIN

A 3 bedroom semi-detached home situated in a sought-after residential area to the North of the town centre. Offering excellent potential for renovation and modernisation, this property is available with NO CHAIN. The accommodation comprises a spacious open plan living/dining room, kitchen, garden room, cloakroom and a first floor shower room. Externally, the property benefits from a driveway leading to a garage and an enclosed rear garden.

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.

ENTRANCE HALL
with entrance door and window to the side aspect, storage cupboard (currently housing the old oil fired boiler which is not in use), stairs leading up to the first floor.

CLOAKROOM
with a low level WC, hand wash basin, window to the side aspect.

KITCHEN
with a range of wall and base mounted units with work surfaces over, stainless steel sink, freestanding electric oven and fridge/freezer, pantry cupboard, fully glazed door leading to the rear garden, window to the side aspect.

LIVING/DINING ROOM
An open plan room with open fireplace with brick surround, window to the front aspect, glazed double doors opening into;

GARDEN ROOM
with windows overlooking the garden and a door leading outside.

FIRST FLOOR

LANDING
with a window to the side aspect.

BEDROOM 1
with a range of built-in storage including high level cupboards, wardrobes and a dressing table with mirror, window to the front aspect.

BEDROOM 2
with a built-in wardrobe, window to the rear aspect.

BEDROOM 3
with a built-in wardrobe and shelving, window to the front aspect.

SHOWER ROOM
with a low level WC, hand wash basin, walk-in shower cubicle, airing cupboard housing the Aquafficient electric water heater, window to the rear aspect.

OUTSIDE
To the front and side of the property is a block paved driveway leading to the garage and providing off-road parking. A further area to the front is laid to lawn with various shrubs.

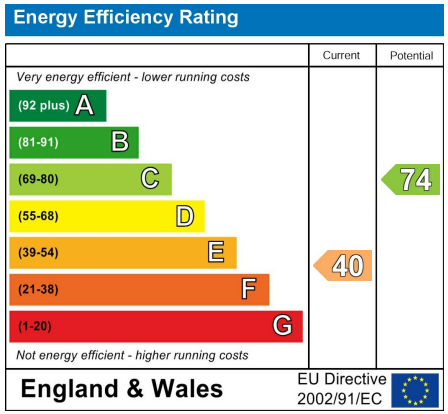
To the rear of the property is an enclosed garden mainly laid to lawn with a pond and a variety of flowers and shrubs, a paved pathway and timber shed. Gated side access leads to the driveway and garage.

GARAGE
with an up and over door.

Currently housing the oil tank (which has not been used since 2019).

SALES AGENTS NOTES
Please note the property title is currently unregistered with HMLR and the sale of this property is subject to Grant of Probate.

For more information on this property, please refer to the Material Information Brochure on our website.



Offers In Excess Of £275,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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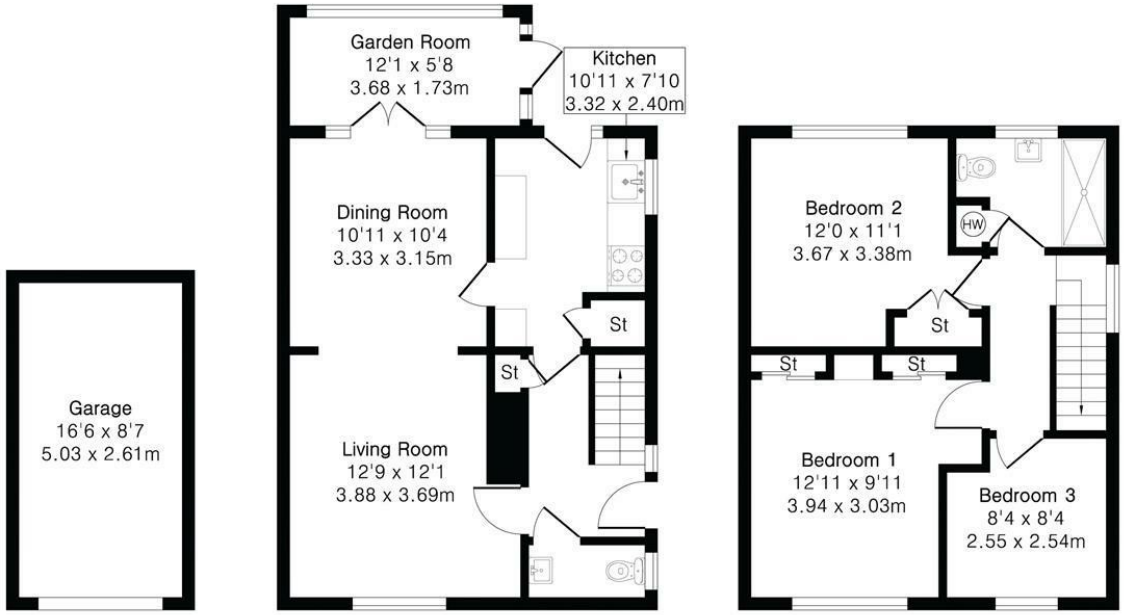
Approximate Gross Internal Area 974 sq ft - 91 sq m
(Excluding Garage)

Ground Floor Area 525 sq ft – 49 sq m
First Floor Area 449 sq ft – 42 sq m
Garage Area 141 sq ft – 13 sq m



Garage Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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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