



Churchill Avenue, Newmarket, CB8 0BY

CHEFFINS

Churchill Avenue

Newmarket,
CB8 0BY

- Semi-Detached Bungalow
- 2 Bedrooms
- Enjoying Views to the rear over The Gallops
- Recently Constructed Summerhouse
- Garage & Driveway
- Offering Potential to Extend (stp)
- NO CHAIN

A well presented 2 bedroom semi-detached bungalow, ideally situated within a short walk of local amenities and enjoying views across the Gallops to the rear. Offering excellent potential for extension (stp), the property benefits from a generous rear garden with a recently constructed summerhouse, off-road parking and a garage that could be converted for alternative uses (stp). NO CHAIN.



Guide Price £289,950





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, access to loft space, airing cupboard.

LIVING ROOM

A generous reception room with large feature windows over the front lawn.

KITCHEN

Comprising a range of wall and base units with worktops over, stainless steel sink, integrated appliances include an electric oven and hob with extractor hood over, washing machine and an under counter fridge, pantry and further storage cupboard.

BEDROOM 1

A generous double bedroom with built-in double wardrobe, window to the rear aspect overlooking the garden and gallops beyond.

BEDROOM 2

Another double bedroom with a window to the rear aspect overlooking the garden and gallops beyond.

BATHROOM

with a panelled bath with shower over, low level WC, pedestal sink unit, heated towel rail, window to the side aspect.

OUTSIDE

To the front the property enjoys a driveway providing off-road parking for multiple vehicles with a pathway leading to the entrance door. The front garden is laid to

lawn with shingle borders and a newly installed fence to the front boundary. Gates lead through to the generous rear garden which is mainly laid to lawn with a paved dining terrace and a pathway leading to the summerhouse.

A mid level fence to the rear boundary provides views across the Gallops to the rear.

SUMMERHOUSE

Recently constructed and insulated with power.

GARAGE

with French doors to the side aspect.

Offering potential conversion into a home studio, office or Airbnb purposes, subject to the relevant permissions.

Sales Agents Notes

Our vendor has advised us that there is a small area containing asbestos where the old boiler was located. A new boiler has since been installed in a different location.

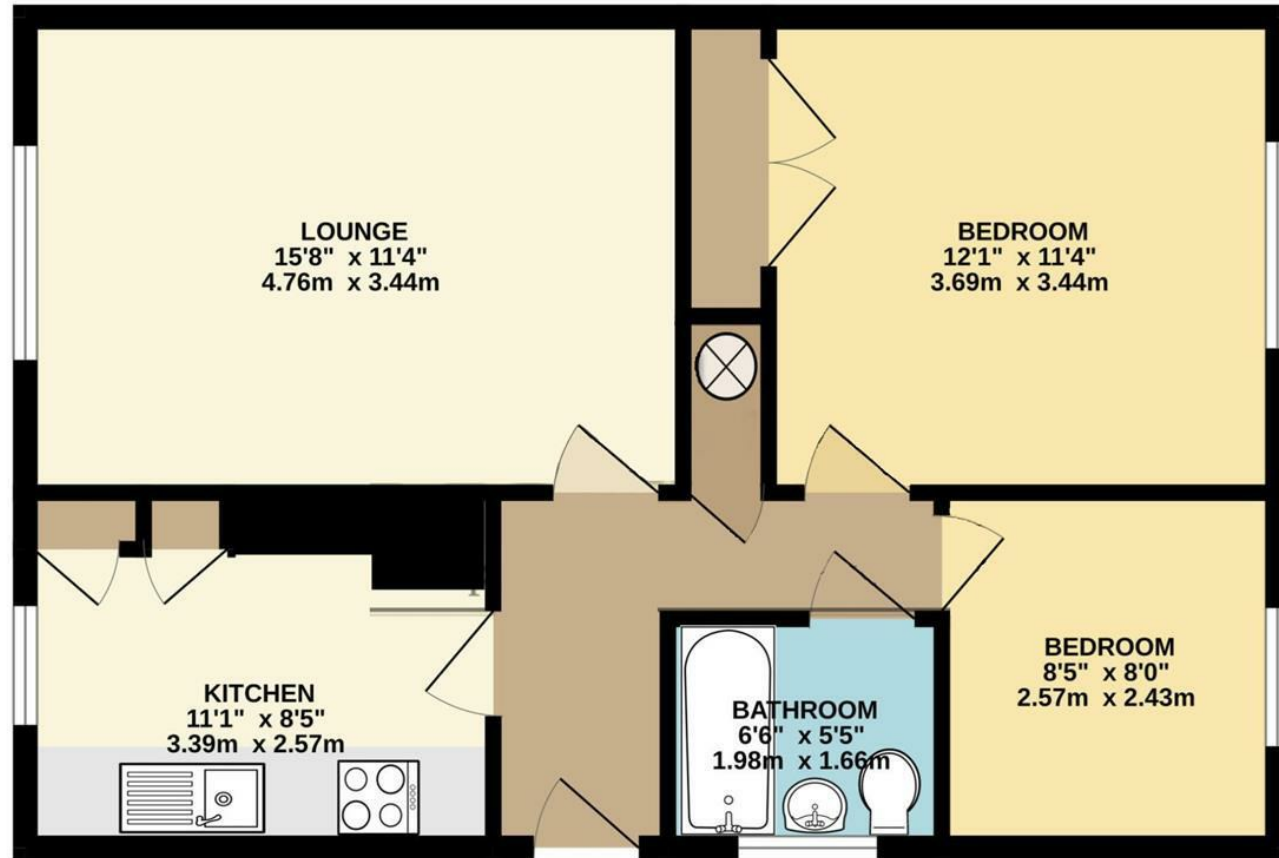
For more information on this property, please refer to the Material Information Brochure on our website.





GROUND FLOOR 578 sq.ft. (53.7 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Guide Price £289,950
Tenure – Freehold
Council Tax Band – C
Local Authority – West Suffolk

TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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For more information on this property please refer to the Material Information Brochure on our website.

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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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



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