



Studlands Park Avenue, NEWMARKET CB8 7EA

welcome to

Studlands Park Avenue, NEWMARKET

An updated and improved semi-detached house conveniently located to offer excellent road links with two bedrooms and modern updated kitchen.

Accommodation Comprises:-

Entrance Hall

With radiator, storage cupboards and doors to:

Cloakroom/W.C.

Fitted with a suite comprising wash hand basin with storage beneath, W.C, heated towel rail and extractor.

Kitchen

12' max x 10' max (3.66m max x 3.05m max)

With a fitted range of base units and drawers with work surfaces over, matching wall units, sink and drainer unit, built in eye level cooker with separate gas hob and extractor over, integrated dishwasher, space for washing machine, wall mounted gas boiler, radiator and double glazed window to front.

Living Room/Diner

16' 7" x 13' 4" with recess (5.05m x 4.06m with recess)

With radiator, TV points, stairs leading to first floor, double glazed window to rear and double glazed French doors to rear garden.





First Floor Landing

With loft access, airing cupboard and doors to:

Bedroom 1

13' 3" to wardrobe x 12' 1" (4.04m to wardrobe x 3.68m)

With radiator, built in wardrobe and double glazed window to rear.

Bedroom 2

12' 1" to wardrobe x 10' (3.68m to wardrobe x 3.05m)

With radiator, built in wardrobe and double glazed window to front.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, wash hand basin, W.C, heated towel rail and extractor fan.

Outside

The front of the property is laid to lawn with a pathway leading to the front door. The rear garden is fully enclosed with an initial paved patio area which opens to a lawned area with shrub and plants borders. Within the garden is a pergola with seating area. Gated access at the side leads to the driveway.

Agents Note

There is currently an annual Estate Management Charge of approx £140. Please call the branch for further details.



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welcome to

Studlands Park Avenue, NEWMARKET

- Semi-Detached
- Popular Residential Area
- Excellent Transport Links
- Two Bedrooms
- Updated Kitchen

Tenure: Freehold

EPC Rating: C

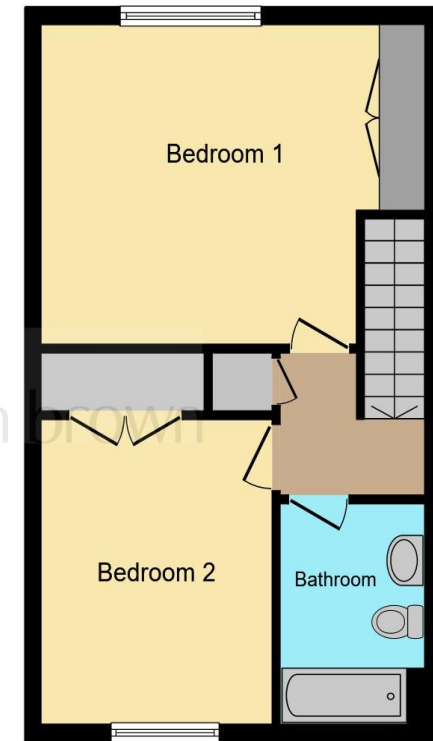
Council Tax Band: B

offers over

£250,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
NMT104124 - 0007

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