



Elizabeth Avenue, Newmarket CB8 0DJ

welcome to

Elizabeth Avenue, Newmarket

A well proportioned link-detached house located towards the outskirts of the town offering dual aspect living room, updated kitchen and shower room with the scope to improve the property further. Offered to the market with no onward chain.

Entrance Porch

With access to side hall, double glazed windows to front and side aspect and door to:

Entrance Hall

With stairs leading to first floor and storage cupboard beneath, doors to:

Living Room

23' 4" x 11' 10" (7.11m x 3.61m)

With feature electric fireplace, TV point, service hatch to kitchen, double glazed window to front aspect and double glazed patio doors to rear garden.

Kitchen

9' 10" x 9' 5" (3.00m x 2.87m)

Fitted with a range of base units and drawers with work surfaces over to two sides, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, freestanding cooker with extractor over, spaces for washing machine and fridge/freezer, double glazed window to rear aspect and door to:

Rear Hall

With doors to:

Cloakroom/W.C

Fitted with a low level w.c and wash hand basin.

Dining Room

11' 4" x 9' 5" (3.45m x 2.87m)

With double glazed window to rear aspect and door to garden.





First Floor Landing

With airing cupboard, loft access, double glazed window to side aspect and doors to:

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

With a range of fitted wardrobes and double glazed window to front aspect.

Bedroom Two

10' 7" x 10' 8" (3.23m x 3.25m)

With double glazed window to rear aspect.

Bedroom Three

8' 2" max x 7' 11" max (2.49m max x 2.41m max)

With fitted wardrobe and double glazed window to front aspect.

Shower Room

Fitted with a modern suite comprising walk in shower enclosure, low level w.c, vanity wash hand basin with storage beneath and mixer tap over, fully shower boarded, extractor, spot lighting, electric towel rail and double glazed window to rear.

Outside

To the front of the property there is a mainly lawned garden with a driveway to the right leading to the attached garage.

The rear garden has an initial patio area and opens to a mainly lawned garden and is fully enclosed by hedging and fencing.

Agents Notes

1. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.
2. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.



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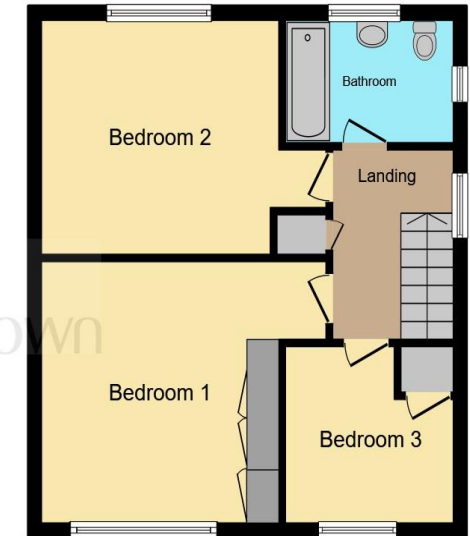
- No Onward Chain
- Dual Aspect Living Room
- Three Bedrooms
- Link Detached
- Garage & Driveway

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: D

offers over
£300,000



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:
NMT104279 - 0002

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