

**25 Churchill Court, Newmarket
Suffolk CB8 0JY
Guide Price £155,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk



A well presented and recently improved maisonette offering generous size rooms throughout and centrally located within striking distance of all local amenities.

Boasting accommodation to include spacious entrance hall, cloakroom, refitted kitchen, living room/dining room, three bedrooms and a refitted family bathroom. Double glazed throughout.

Leasehold – 125 year granted in 2007

Council Tax Band A (West Suffolk)
EPC (D)



Accommodation Details

Entrance Hall

4'8" x 9'11" (1.42m x 3.02m)

Staircase rising to first floor, timber flooring, doors and access through to:

Living Room/Dining Room

14'7" x 10'6" (4.45m x 3.20m)

Television connection point, space for table and chairs, timber flooring, radiator, windows to the rear aspect.

Kitchen

9'7" x 9'11" (2.92m x 3.02m)

Fitted with a modern range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, built in oven, separate induction hob with extractor hood above, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, timber flooring, window to the front aspect.

First Floor Landing

8'0" x 6'9" (2.44m x 2.06m)

Doors and access through to:

Bedroom 1

16'3" x 6'8" (4.95m x 2.03m)

Timber flooring, radiator, windows to the rear aspect.

Bedroom 2

8'0" x 4'8" (2.44m x 1.42m)

Timber flooring, radiator, window to the side aspect.

Bedroom 3

8'0" x 8'0" (2.44m x 2.44m)

Timber flooring, radiator, window to the front aspect.

Bathroom

8'0" x 6'0" (2.44m x 1.83m)

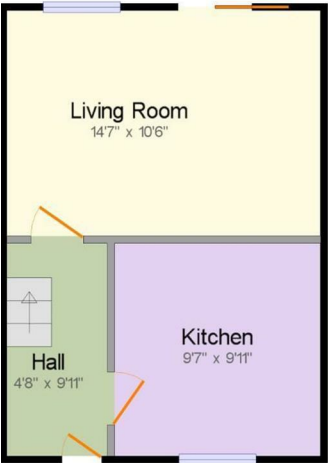
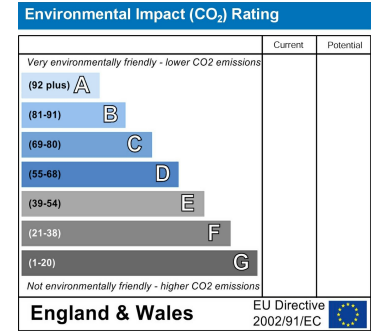
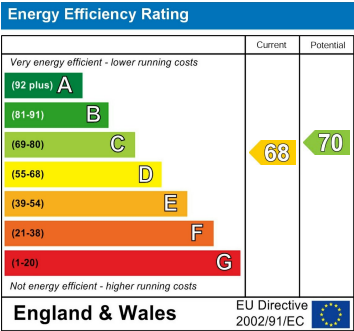
Suite comprising low level WC, hand wash basin built into vanity storage unit, panelled bath with shower over and glass screen, tiled walls and flooring, heated towel rail, obscured window to the front aspect.

Outside

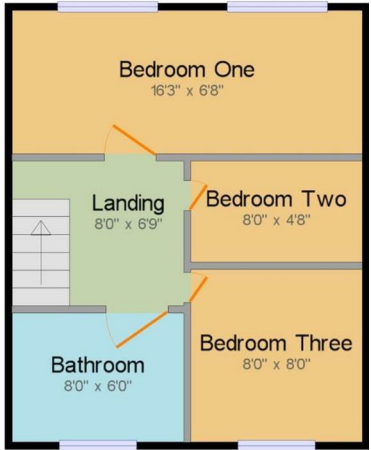
Communal gardens and parking.

Agents Notes

The cost of heating is included within the annual charges.



Ground Floor



1st Floor

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

