

**15 Park Avenue, Newmarket
Suffolk CB8 8EY
Guide Price £185,000**

MA
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A Victorian end of terrace property set in the heart of the town centre, offered for sale with NO ONWARD CHAIN and set within striking distance of all local amenities including car park and railway station.

Requiring full renovation throughout this property has vast scope for improvement with a renovated resale price in excess of £210,000 making a superb investment opportunity.

Accommodation includes a living room, kitchen/dining room, rear hall/lobby, downstairs bathroom and two double bedrooms.

Externally the property offers a fully enclosed small, rear courtyard garden.

Council Tax: B
EPC: E



Accommodation Details

Living Room

12'0 x 11'0 (3.66m x 3.35m)

Built in feature fireplace, storage cupboard, TV aerial connection point, window to the front aspect.

Inner Hallway

With staircase rising to the first floor, door to:

Kitchen

11'0 x 9'2 (3.35m x 2.79m)

Fitted with a range of eye level and base storage units with working top surfaces over, rounded stainless steel sink with drainer and mixer tap, space for freestanding oven, open storage area, tile effect flooring, window to the rear aspect, open through to:

Hallway

Leading down to Utility Room & Bathroom, windows to both side aspects, two doors leading outside.

Utility Room

Door to:

Bathroom

Suite comprising low level WC, pedestal hand wash basin and panelled bath, radiator, obscured window to the front aspect.

FIRST FLOOR

Landing

Doors to:

Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

With window to the front aspect, radiator.

Bedroom 2

11'0 x 9'2 (3.35m x 2.79m)

Door to airing cupboard, window to the rear aspect, radiator.

Outside

Enclosed courtyard rear garden.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



15 PARK AVENUE CB8 8EY
 TOTAL FLOOR AREA : 647 sq. ft. (60.1 sq. m.) approx.
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