



MA
Morris Armitage
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for sale

Churchill Avenue, Newmarket, CB8 0BU

Guide Price £270,000

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Churchill Avenue, Newmarket, CBS oBU

An extended semi-detached bungalow nestling within this highly regarded residential area and enjoying delightful gardens, with a lovely open rear view overlooking jockey club land.

Boasting accommodation to include living room, refitted kitchen/breakfast room, two bedrooms (master bedroom 20ft long) and family bathroom.

No chain – viewing recommended.

- **Semi-detached Bungalow**
- **Enclosed Rear Garden**
- **NO CHAIN**
- **Generous Accommodation**
- **Driveway & Garage**
- **Two Double Bedrooms**
- **Viewing Highly Recommended**

Entrance Hall

Opening leading to kitchen. Doors leading to lounge, bedrooms and bathroom.

Kitchen 11'0" x 8'3" (3.37m x 2.53m)

Range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for undercounter fridge. Inset electric hob with extractor over. Vinyl flooring. Window overlooking front aspect. Opening to entrance hall.

Lounge 15'7" x 11'6" (4.77m x 3.51m)

Spacious living room with window overlooking front aspect. Radiator. Glazed door leading to entrance hall.

Bedroom 21'11" x 11'6" (6.70m x 3.51m)

Spacious double bedroom with window overlooking rear aspect. Range of built-in wardrobes. Electric storage heaters. Door to entrance hall.

Bedroom 8'3" x 8'2" (2.53m x 2.49m)

Good size double bedroom with window overlooking rear aspect. Radiator. Doors leading to entrance hall and rear garden.

Bathroom 5'10" x 5'4" (1.80m x 1.64m)

White suite comprising low level W.C., pedestal sink and panelled bath with wall mounted electric shower over. Obscured window. Tiled throughout. Vinyl flooring. Door to entrance hall.

Outside - Front

Block paved driveway leading to car port and garage. Artificial lawned area with mature shrub border.

Outside - Rear

Generous rear garden with views over part of the gallops. Patio area. Lawned areas with variety of mature shrubs and trees.

PROPERTY INFORMATION

Maintenance fee - n/a
EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-detached Bungalow

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 66 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas/Electric Storage

Broadband Connected - tbc

Broadband Type – Ultrafast available, 100Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



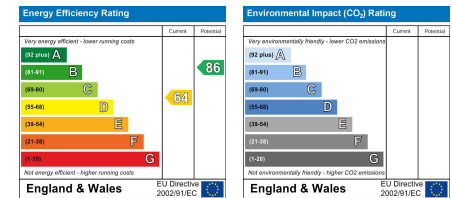
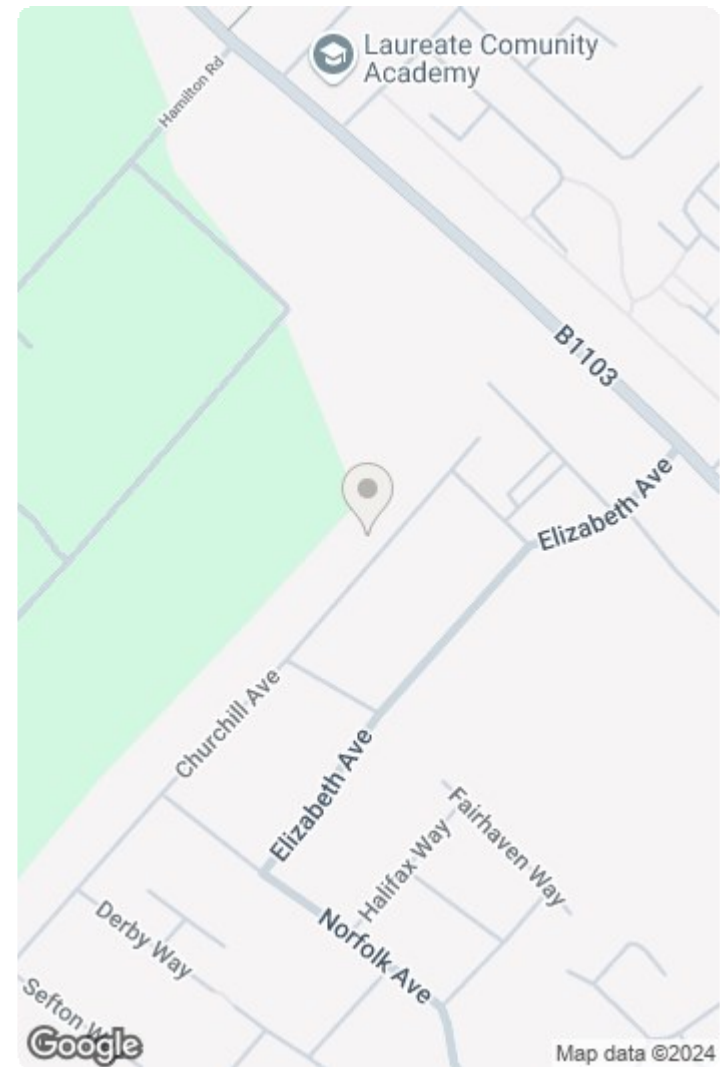
GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



20 CHURCHILL AVENUE

TOTAL FLOOR AREA : 701 sq.ft. (65.2 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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