



34 Elizabeth Avenue
Newmarket, CB8 0DJ
Guide Price £360,000

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An established and cleverly extended semi-detached family home superbly set within this popular residential area and located on the outskirts of the town centre.

Offering spacious and open plan living, this property enjoys accommodation to include entrance hall, living room, kitchen/breakfast room with sitting room, cloakroom, three bedrooms and a first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a lovely and fully enclosed rear garden.

About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Entrance Hall

With staircase rising to the first floor, useful storage cupboard. Door through to the:

Living Room 12'5" x 11'5" (3.8 x 3.5)

With TV connection point, radiator, laid wooden style flooring, large window to the front aspect and opening through to the:

Kitchen/Breakfast Room 15'8" x 8'2" (4.8 x 2.5)

Modern kitchen with a range of fitted base and wall length cupboards, inset

stainless steel sink and drainer with mixer tap over, range cooker with hob and extractor hood above, integrated dishwasher and fridge/freezer. Space for a washing machine, wall mounted gas boiler, laid wooden style flooring, window to the side aspect and opening through to the:

Dining Room 10'9" x 10'2" (3.3 x 3.1)

Laid wooden style flooring, radiator, window to the side aspect and French doors out to the rear garden.

WC

With low level WC and hand basin.

First Floor Landing

Access to partly boarded loft space with fixed drop down ladder. Access to airing cupboard.

Bedroom 1 9'10" x 9'2" (3.0 x 2.8)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

Bedroom 2 10'5" x 9'6" (3.2 x 2.9)

Double bedroom with built-in wardrobes, radiator and window to the rear aspect.

Bedroom 3 8'2" x 6'6" (2.5 x 2.0)

With radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising

a low level WC, pedestal hand basin with wall mounted shower and glass screen, radiator and obscured window to the rear aspect.

Outside - Rear

Enclosed rear garden mostly laid to lawn with paved patio seating area, outdoor lighting, garden shed and access through to the garage.

Outside - Front

Bloc paved driveway creating ample off-road parking.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

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

Square Meters - 81 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - the

Broadband Type - Ultrafast available,
1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise
limited on all networks

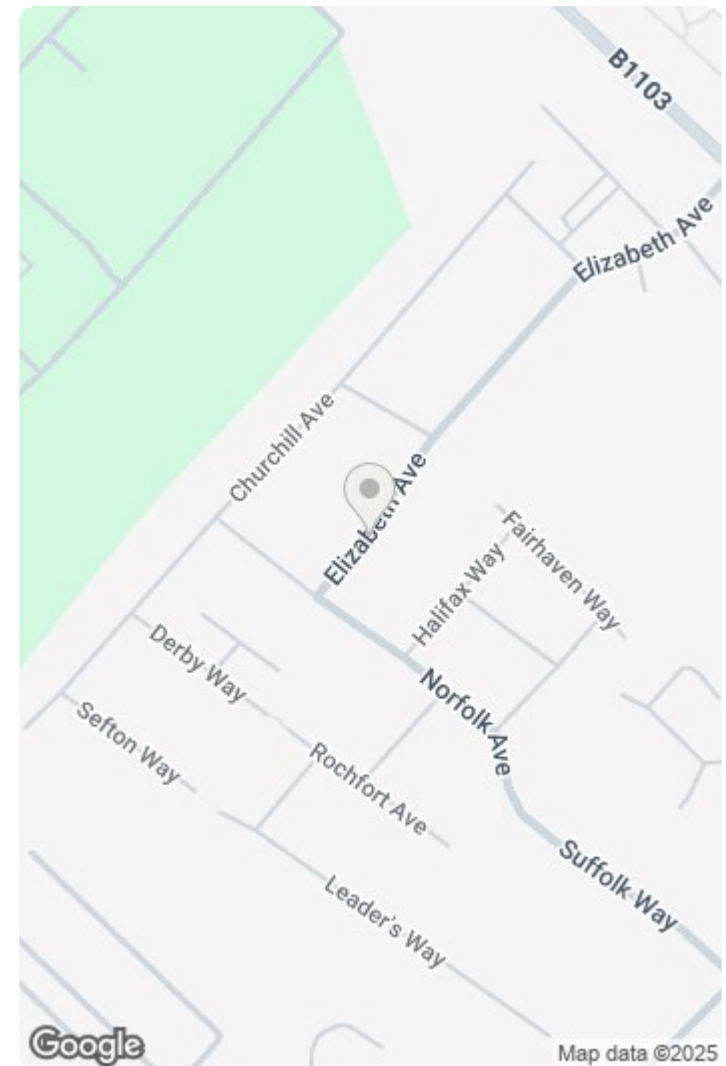
Rights of Way, Easements, Covenants -
None that the vendor is aware of



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
59-69	D		
49-58	E		
39-48	F		
29-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
70-80	C		
59-69	D		
49-58	E		
39-48	F		
29-38	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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