



Churchill Avenue, Newmarket, CB8 0BU

**CHEFFINS**

# Churchill Avenue

Newmarket,  
CB8 0BU

- Semi-Detached Bungalow
- 2 Bedrooms
- Dining/Family/Sun Room
- Driveway & Garage
- Enclosed Rear Garden
- Popular Residential Area
- NO CHAIN

A semi-detached bungalow set within this highly regarded residential area overlooking jockey club land and offered with NO CHAIN. The accommodation comprises a kitchen, living room, open plan dining/family/sun room overlooking the garden, 2 bedrooms and a shower room. Externally the property features a good sized rear garden with a greenhouse, a garage/workshop and driveway providing off-road parking.

2 1 1

**Guide Price £300,000**





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE HALL**

with a double glazed entrance door, loft access, airing cupboard housing the water cylinder, radiator.

**KITCHEN**

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, breakfast bar, space and plumbing for appliances, built-in electric oven with 4 ring electric hob and extractor hood over, vinyl flooring, double glazed window to the front aspect.

**LIVING ROOM**

with a gas fire, false brick surround, radiator, full length double glazed window, arch doorway (currently blocked off).

**DINING/FAMILY/SUN ROOM**

uPVC constructed extension with half brick plinth. A large 'L' shaped room with 2 radiators, laminate flooring, vaulted ceiling, inset spotlights, glazed door leading to the side aspect, French doors opening onto the rear garden

**BEDROOM 1**

with a built-in wardrobe, radiator, sliding patio doors opening into the sun room.

**BEDROOM 2/STUDY**

with a radiator, French doors opening through to the sun room.

**BATHROOM**

with a vanity wash hand basin, low level WC, large shower with electric shower, radiator, tiled flooring, tiled splashbacks, double glazed window to the side aspect.

**GARAGE/WORKSHOP**

with power and light, internal door into workshop area which has a rear pedestrian door into the garden and 2 windows.

**OUTSIDE**

To the front of the property is a brick perimeter wall with a laid to lawn garden with flower bed borders. The driveway provides off-road parking for 2 cars and leads to the garage.

The landscaped rear garden is mainly laid to lawn with a patio seating area, a large greenhouse and raised flower bed planters.

**SALES AGENTS NOTES**

Please note the sale is subject to Grant of Probate.

For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

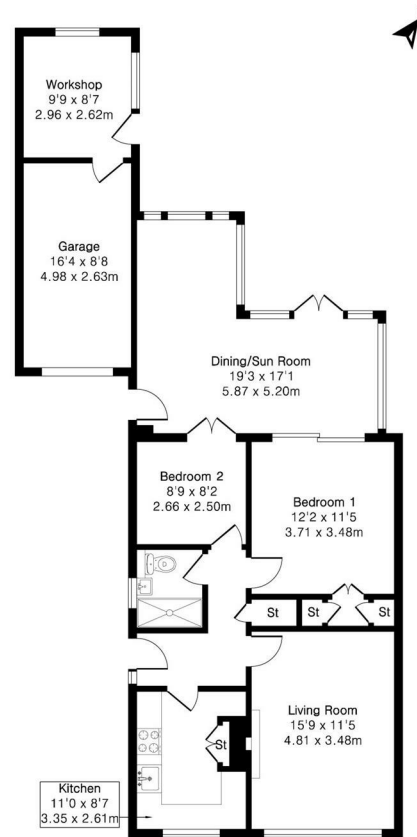


Guide Price £300,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk



Approximate Gross Internal Area 888 sq ft - 83 sq m  
(Excluding Garage)

Garage Area 228 sq ft - 21 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.