



**George Lambton Avenue,  
Newmarket, CB8 0DX  
£275,000**

**MA**  
Morris Armitage

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[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## George Lambton Avenue, Newmarket, CB8 0DX

A well presented semi-detached family home standing within this popular residential area and set in close proximity of the town centre and an appealing range of restaurants.

Cleverly planned and offering sizeable rooms throughout, this property offers accommodation to include entrance hall, living room/dining room, cloakroom, two generous size double bedrooms and a family bathroom, it also includes modern solar panels giving the property an "A" rated EPC.

Externally the property offers a fully enclosed rear garden, off road parking to the front and allocated parking to rear.

### Cloakroom

4'11" x 2'11"

WC and pedestal sink basin. Window to front aspect.

### Kitchen

12'0" x 6'5"

Fitted with a range of eye and base level units with worktop over, Stainless steel sink and drainer with mixer tap over. Integrated oven and hob with space for white goods. Window to front and side aspect.

### Living Room

15'7" x 13'10"

French doors leading to rear garden.

### Bedroom 1

13'10" x 11'5"

Window to rear aspect.

### Bathroom

6'8" x 6'5"

Suite comprising of a panelled bath with shower attachment over, WC and pedestal sink basin. Window to side aspect.

### Bedroom 2

13'10" x 9'3"

Built in storage, Windows to front aspect.

### Outside Front

Mainly laid to gravel with lawned area, a paved pathway to front door with parking for 2 cars.

### Outside Rear

Fully enclosed, Mainly laid to patio with lawned area. Allocated parking space.

### Property Details

EPC - A

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 71.2 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

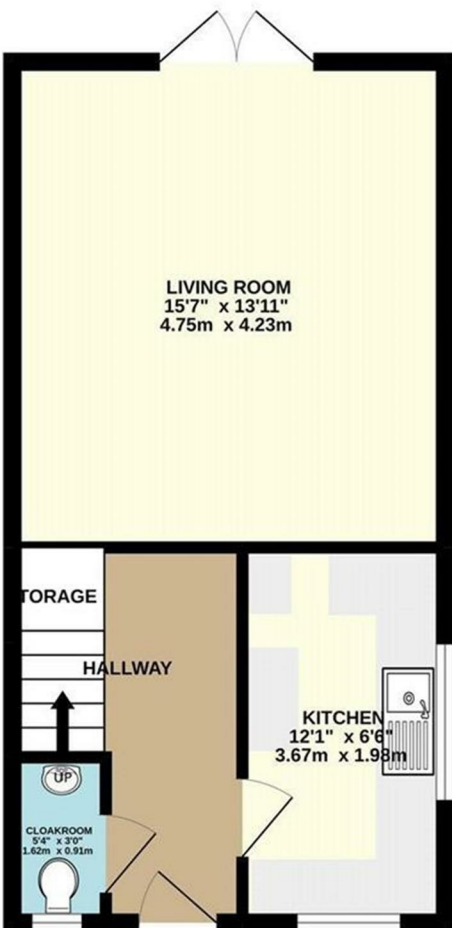
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

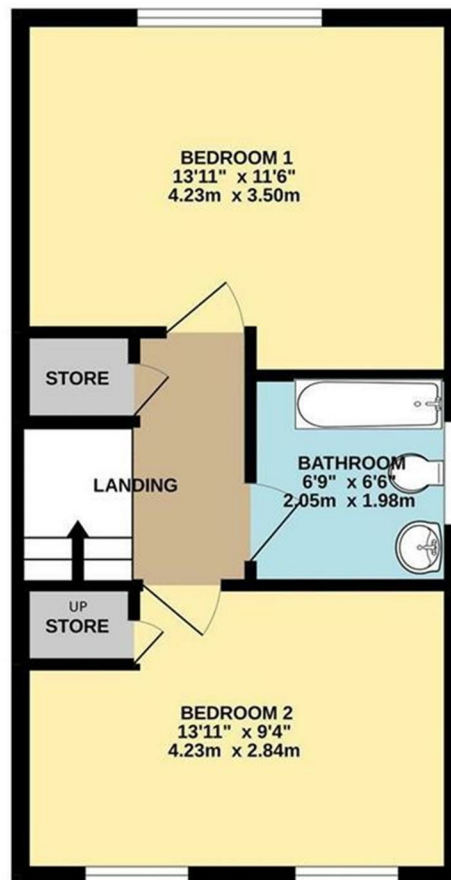
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



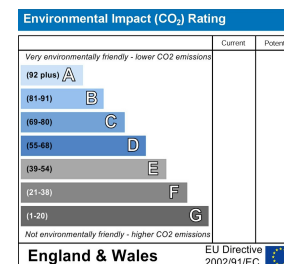
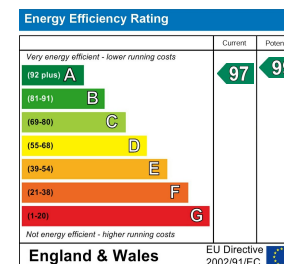
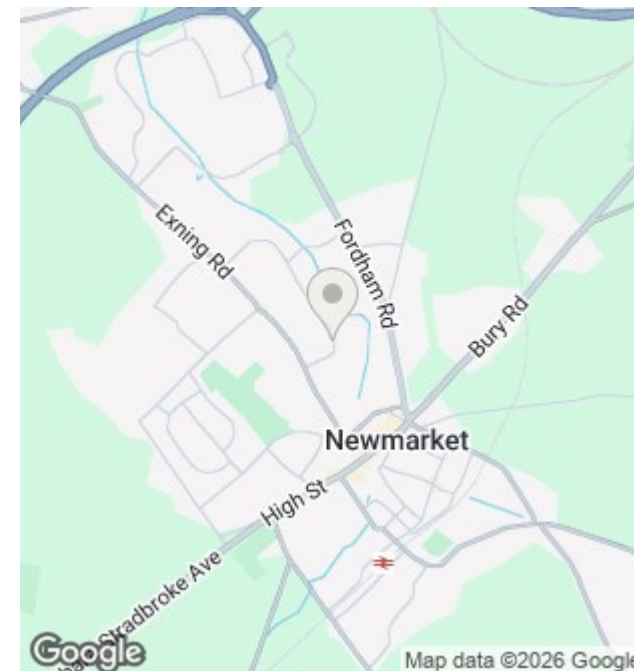
1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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- Popular Residential Area
- Generous Bedrooms
- Allocated Parking
- Fully Enclosed garden



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.







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Suffolk  
recycles

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Dry  
Recyclables  
Only

George Landman Avenue

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