



46 CHURCHILL AVENUE, NEWMARKET, SUFFOLK, CB8 0BU

Guide Price £280,000

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An extended 2-bedroom semi-detached bungalow situated in an enviable position within an established development overlooking a horse racing training ground and gallop and offered for sale with no onward chain.



Newmarket is renowned as the headquarters of British Horseracing and offers an interesting and varied range of local shops and amenities. These include the National Horseracing museum, National Stud, hotels, restaurants and leisure facilities. There is a regular railway service to the neighbouring towns of Bury St Edmunds and the University City of Cambridge both of which are approximately 13 miles from Newmarket.

- Garden overlooking a horse racing training ground and gallop
- No onward chain
- Refitted bathroom
- Low maintenance landscaped rear garden and garage
- Walking distance to shops and a range of amenities/leisure centre

## Accommodation details

This property requires some modernisation and offers accommodation of about 760 sq ft. The entrance hall leads to various rooms including the lounge, which has been extended and overlooks the rear garden. The kitchen requires some modernisation and has sliding doors into the garden room which is of part brick, part uPVC construction with a solid roof and sliding doors leading into the garden.

There are 2 bedrooms, bedroom 1 is a double room with built-in wardrobes and bedroom 2 is a single bedroom. The shower room has been recently refitted to have a corner shower, vanity unit, wc and attractive tiling to splashback areas.

The window and external doors are double glazed and the heating is gas and electric convection heaters. A buyer would likely want to install a new gas central heating system.

The garden is low maintenance with patio paving, lawn, established plants and shrubs, established

trees, shed and fencing to allow a view onto the gallop. The long driveway with ample for 2 vehicles leads to a detached garage.

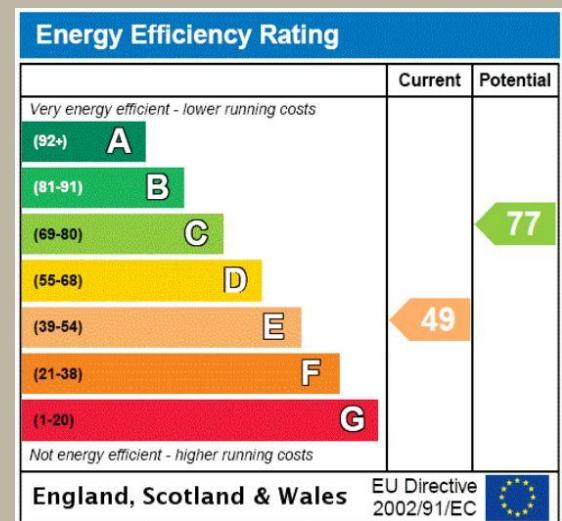
## Agents notes

The rear end of the garden is on a long term lease with a peppercorn rent, rented from The Jockey Club.

Tenure the bungalow is freehold, and merely the rear part of garden is on lease.

Council tax band: C – West Suffolk

What3Words: //engulfing.forkful.loops



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## Ground Floor

Approx. 70.8 sq. metres (762.3 sq. feet)



Total area: approx. 70.8 sq. metres (762.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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