



**Churchill Avenue, Newmarket CB8 0BU**

**welcome to**  
**Churchill Avenue, Newmarket**

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

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**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 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, park uPVC construction with a solid roof and sliding doors leading into the garden.



## 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.



There are 2 bedroom, 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.

welcome to

## Churchill Avenue, Newmarket

- Two bedrooms
- Semi-detached bungalow
- Off street parking & Garage
- Modern interior
- Conservatory

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

guide price

**£274,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NEM100068 - 0004

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