George Lambton Avenue,
Newmarket, CB8 0DX
£269,500

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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.

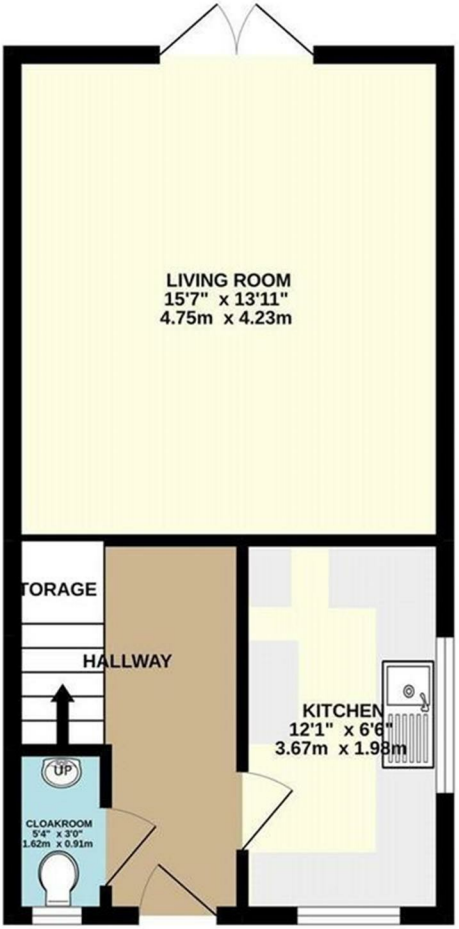
Outside Front
Mainly laid to gravel with lawned area, a paved pathway to front door with parking for 2 cars.

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

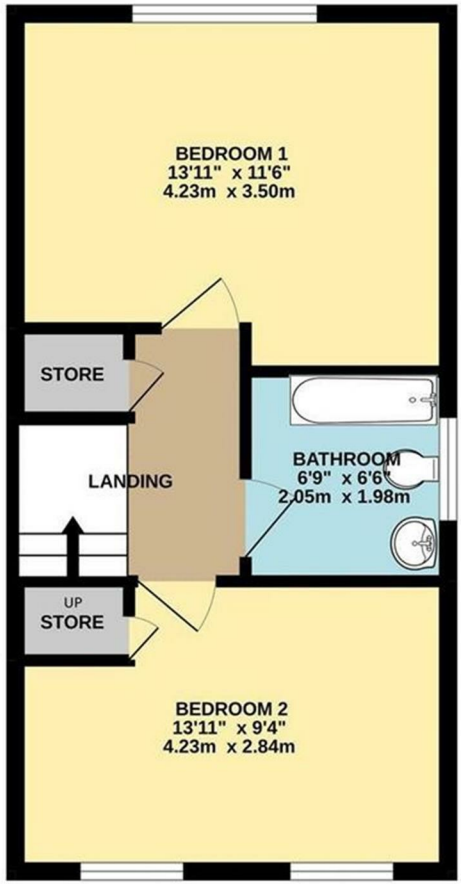
Property Details
EPC - A
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 71.2 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
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.

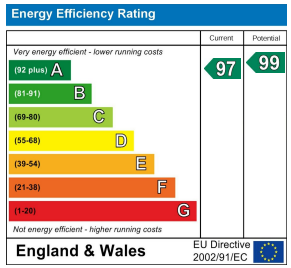
GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.

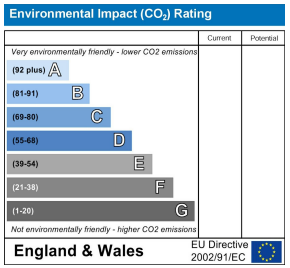


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



- **Popular Residential Area**
- **Generous Bedrooms**
- **Allocated Parking**
- **Fully Enclosed garden**





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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