

41 Elizabeth Avenue
Newmarket, Suffolk CB8 0DJ
Guide Price £335,000

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41 Elizabeth Avenue, Newmarket, Suffolk CB8 0DJ

A modern and detached bungalow set within this established development and positioned on a short walk to a parade of shops and amenities.

Well presented and tastefully decorated, this property offers accommodation to include an entrance hall, living room/dining room, conservatory, kitchen, two bedrooms and a re-fitted bathroom.

Externally the property offers a long driveway providing ample parking, garage and a fully enclosed rear garden.

Viewing is highly recommended.







Accommodation Details

Part glazed door to the side leading through to:

Entrance Hallway

With built in cupboard, radiator, access and door leading through to:

Lounge/Diner 11'0" x 15'1" (3.35m x 4.60m)

With feature fireplace to the side, TV aerial connection point, radiator, sliding patio doors leading through to:

Conservatory 9'8" x 7'3" (2.95m x 2.21m)

With vinyl flooring, door to the side aspect, French style doors to the rear aspect leading to the garden.

Kitchen 8'9" x 10'6" (2.67m x 3.20m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in eye level oven, separate hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, built in cupboard, radiator, door to the rear aspect leading to the garden.

Bedroom 1 11'0" x 11'7" (3.35m x 3.53m)

With window to the front aspect, built in cupboards, radiator.

Bedroom 2 8'9" x 8'7" (2.67m x 2.62m)

With window to the front aspect, radiator.

Bathroom 5'7" x 5'4" (1.70m x 1.63m)

Shower room with suite comprising shower enclosure, wash hand basin and low level WC, tiled walls, mosaic tiled effect flooring, heated towel rail, window with obscured glass to the side aspect.

Outside - Front

Gravel frontage with block paved drive leading to:

Garage 10'1" x 15'10" (3.07m x 4.83m)

Single garage with up and over style door, window to the rear aspect.

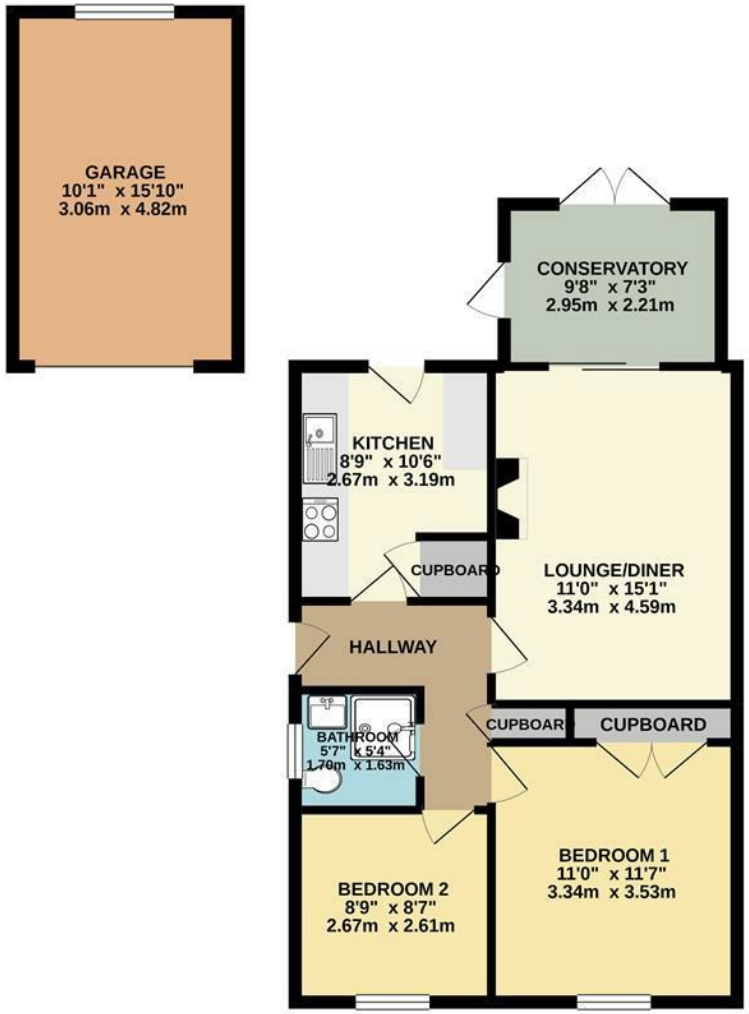
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, bed containing a variety of mature plants/shrubs, paved patio area, timber built shed.

Property Information

Maintenance fee - n/a
EPC - C
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – Driveway & garage
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 – Likely
Rights of Way, Easements, Covenants – None that the vendor is aware of

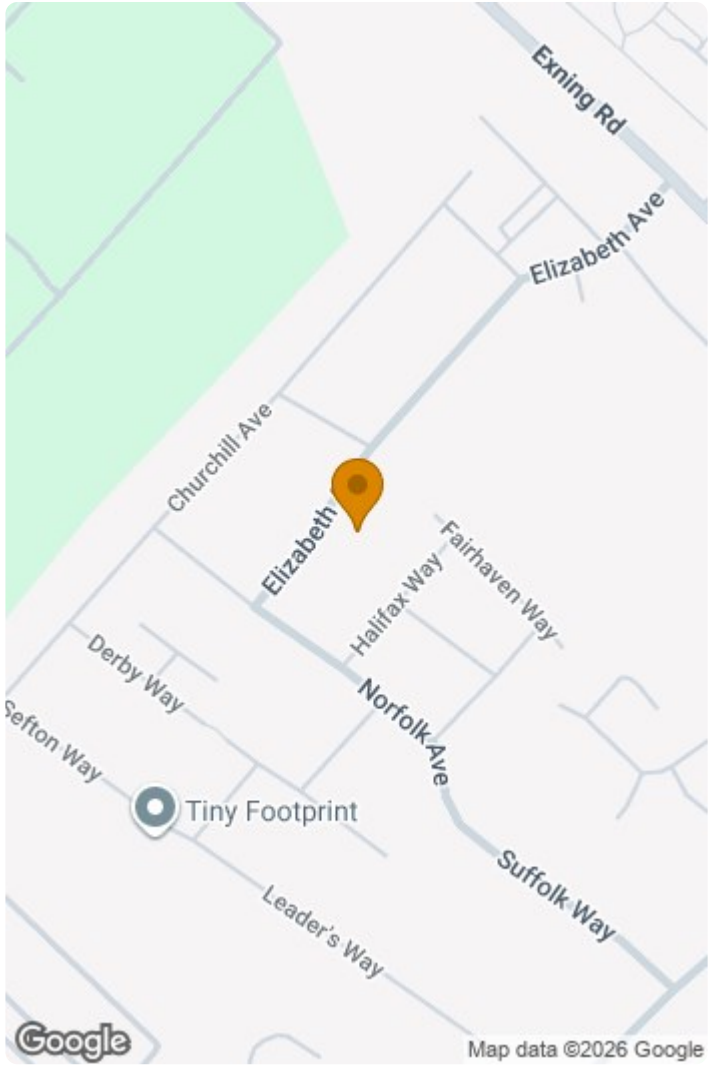
GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

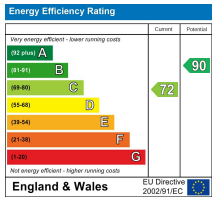


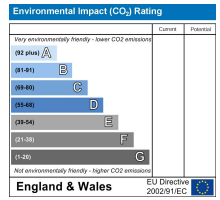
41 ELIZABETH AVENUE, NEWMARKET

TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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