



**5 Tattersalls Crescent The Avenue
Newmarket, Suffolk CB8 9AY
Guide Price £210,000**

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A substantial first floor maisonette set within striking distance of all local amenities and positioned within yards of the train station.

Boasting almost 1000 sq ft of accommodation, this property offers accommodation to include a living room, kitchen, three double bedrooms and a family bathroom. Externally benefitting from two allocated parking spaces.

Benefitting from a very long lease extending to over 160 years which has recently been renewed.

A superb investment or first time buyer opportunity – viewing is recommended.

EPC (C)

Accommodation Details

Part glazed door leading through to:

Entrance Hall

With spiral staircase rising to the first floor, storage heater, access and door leading through to:

Living Room 17'11" x 13'3" (5.46m x 4.04m)

With two windows to the rear aspect, storage heater, TV aerial connection point, satellite connection, opening leading through to:

Kitchen 9'5" x 7'5" (2.87m x 2.26m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, space for cooker with extractor over, space and plumbing for washing machine, space for fridge/freezer, extractor.

Bedroom 1 14'4" x 11'9" (4.37m x 3.58m)

With two windows to the front aspect, storage heater.

First Floor Landing

Galleried landing with access to loft space, storage heater, access and door leading through to:

Bedroom 2 18'0" x 10'10" (5.49m x 3.30m)

With Velux two windows, storage heater.

Bedroom 3 18'0" x 9'5" (5.49m x 2.87m)

With two Velux windows, airing cupboard, built in wardrobes, storage heater.

Bathroom

Suite comprising panel bath with shower over and glass screen, pedestal wash hand basin, low level WC, wood effect flooring, extractor, fan heater.

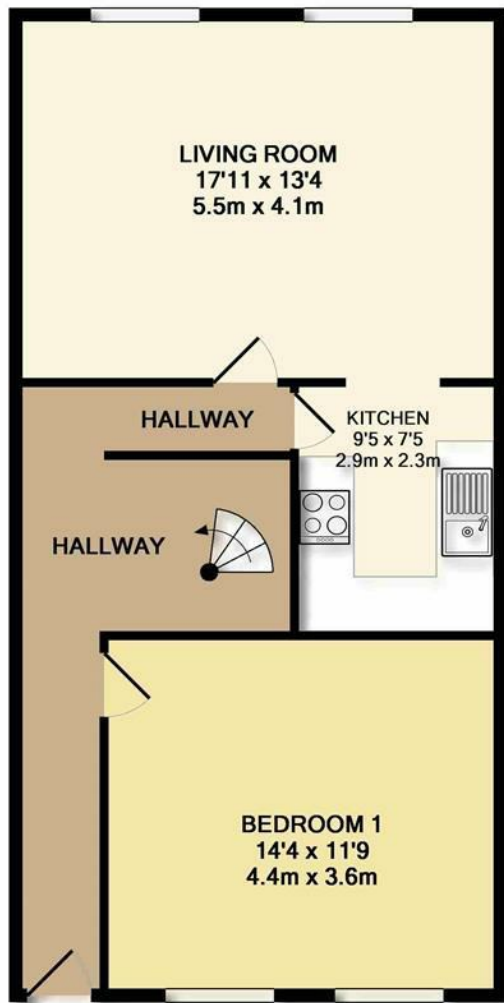
Outside

Lawn to the front with resident parking to the rear - two allocated spaces.

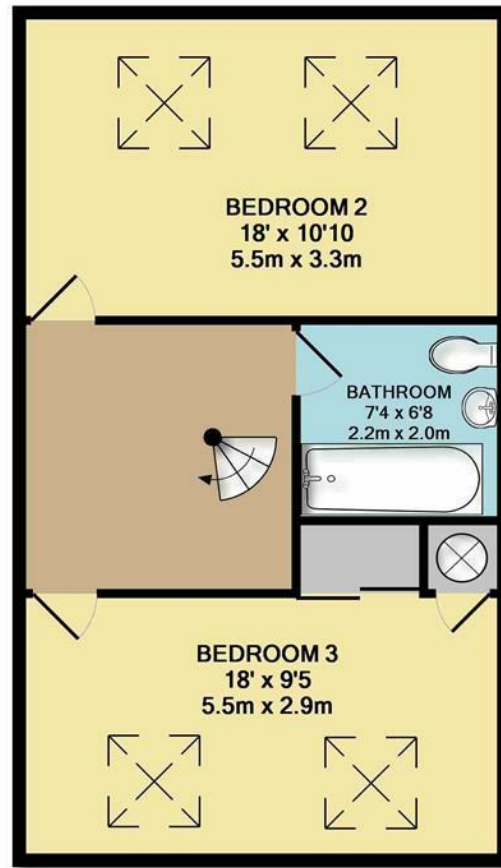
Agents Note

Lease recently renewed and extended to over 160 years. Ground rent and maintenance charges circa £650 per annum.





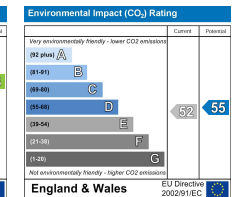
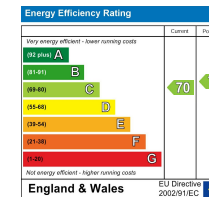
GROUND FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.8 SQ.M.)

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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