



Flat 2 2 Park Avenue
Newmarket, Suffolk CB8 8EY
Guide Price £185,000

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This spacious, 3 double bedroom property offers a wealth of original features and character.

Set in the heart of the town, this Victorian property is divided in to 2 apartments and offers excellent living accommodation with an impressive living/dining room with ornate fireplace and ceiling, kitchen, 2 double bedrooms, bathroom and separate WC on the ground floor and a double bedroom with en-suite shower room to the lower level.

Including the benefit of a parking space and 50% share of the freehold, this property is an absolute must to view.

EPC (D)

Entrance Hall

Entrance door leading to:

Hallway

With stairs to first floor and landing

Living/Dining Room 21'3" (max) x 14'3" (max) (6.49 (max) x 4.35 (max))

An impressive living room with sash bay window to front aspect, fireplace,, radiator

Kitchen 9'8" x 9'8" (max) (2.96 x 2.97 (max))

With a range of wall and base units, stainless steel sink with drainer and mixer tap over, integrated oven and hob with extractor over, built in storage cupboard, uPVC window to rear aspect.

WC

With low level WC, pedestal hand basin and uPVC window to side aspect

Bathroom

With panelled bath with shower attachment over, pedestal handbasin, uPVC window to side aspect

Bedroom 1 13'10" x 11'3" (max) (4.24 x 3.43 (max))

With window to front aspect, feature fireplace, radiator, door leading to:

Bedroom 2 11'9" x 11'0" (3.59 x 3.37)

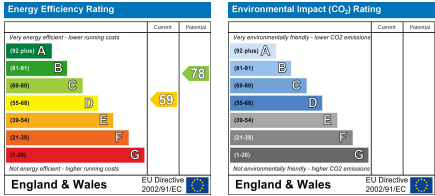
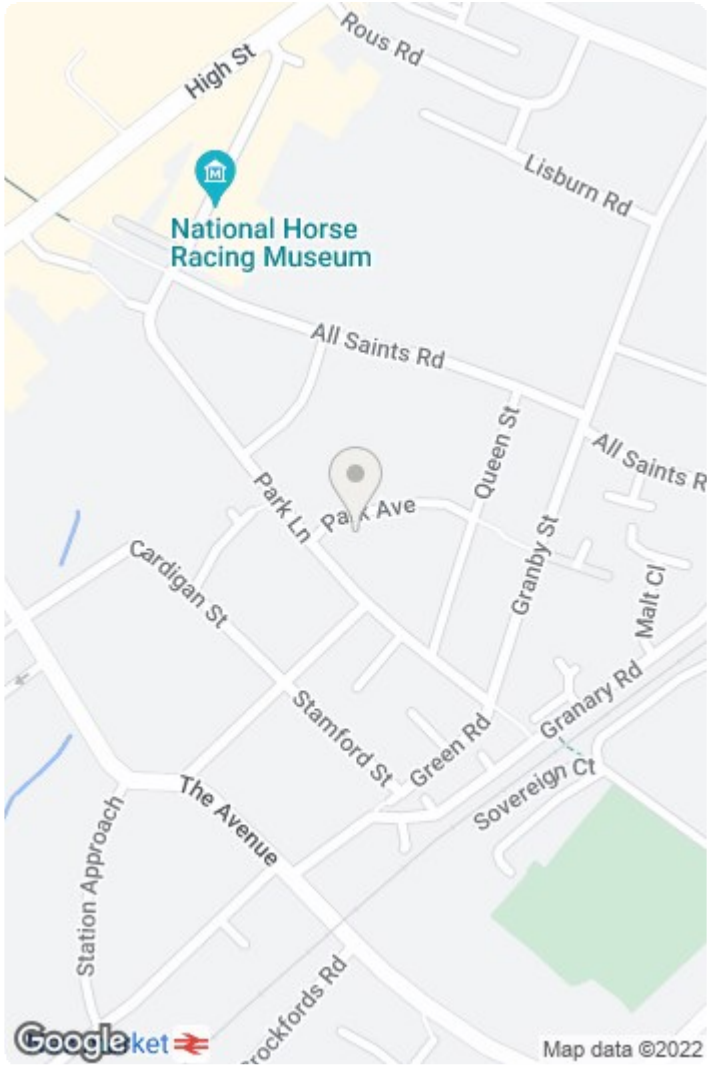
With airing cupboard housing gas fired combi boiler, Sash window to front aspect, radiator

Bedroom 3

With uPVC window to front aspect, radiator

Agents Note

The property benefits from a 50% share of the freehold.



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