



61 St. Johns Avenue
Newmarket, Suffolk CB8 8DE
Guide Price £385,000

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This 3 bedroom detached house stands on the south side of the town in sought after St Johns Avenue.

The property has the advantage of a 32' open plan sitting/dining room. Further accommodation includes kitchen, downstairs WC and to the first floor, 3 bedrooms and family bathroom.

Externally there is a garage, driveway and both front and rear gardens.

Excellent potential to extend (subject to the usual planning permissions).

EPC (TBC)

Entrance Hall

With entrance door, stairs leading to first floor, storage cupboard.

Kitchen 13'11" x 8'3" (4.26 x 2.54)

With a range of wall and base units with inset sink with drainer and mixer tap over, space for freestanding oven, space and plumbing for washing machine, space for fridge/freezer. Double glazed window to rear aspect.

Rear Lobby

With uPVC door leading to side access

WC

With low level WC, pedestal hand basin, uPVC window to rear aspect.

Sitting/Dining Room 32'9" x 14'0" (max) (10 x 4.28 (max))

Open plan room with uPVC bay window to front and rear aspects and patio doors leading to the garden.

FIRST FLOOR

Landing

With airing cupboard housing gas fired boiler

Bedroom 1 12'10" x 12'9" (3.92 x 3.89)

With uPVC bay window to front aspect, radiator.

Bedroom 2 12'0" x 9'8" (3.66 x 2.95)

With uPVC window to rear aspect, radiator

Bedroom 3 7'4'9" x 6'3" (min) (2.27 x 1.93 (min))

With uPVC window to front aspect.

Bathroom

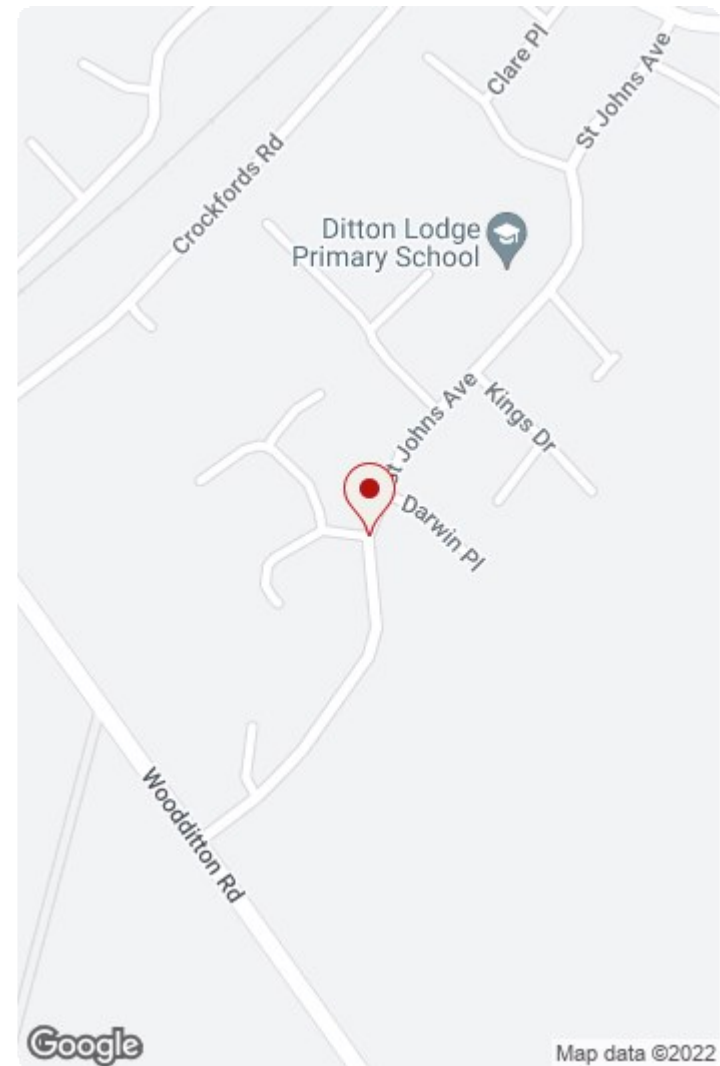
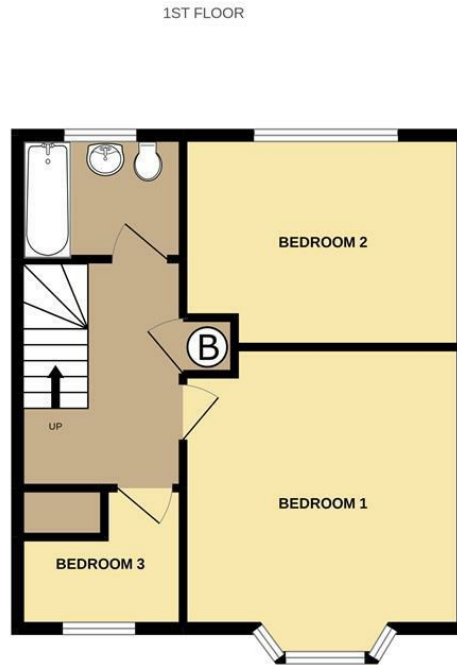
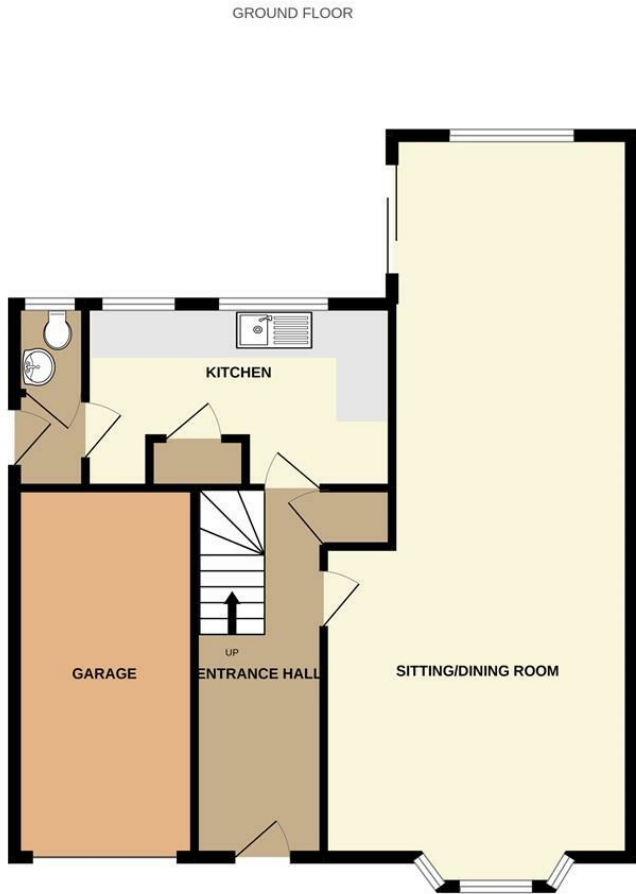
With low level WC, pedestal wash basin, panelled bath with shower over, uPVC window to rear aspect

OUTSIDE

The property is approached via a driveway leading to single garage with up and over door. Lawned

front garden area. Side access leading to laid to lawn rear garden.





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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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