



**George Lambton Avenue**  
**Newmarket, CB8 0BQ**  
**Guide Price £235,000**

## George Lambton Avenue, Newmarket, CB8 0BQ

An established family home standing within this popular residential area and offered for sale with no onward chain.

Offering well proportioned rooms throughout, this property boasts accommodation comprising an entrance porch, entrance hall, cloakroom, living room/dining room, kitchen, rear lobby/utility, THREE bedrooms and a family bathroom. Benefiting from double glazing.

Externally the property offers an enclosed, mainly paved rear garden.

EPC D

Council Tax B (West Suffolk)

### Accommodation Details:

#### Entrance Porch

Double glazed windows surrounding and door through to the:

#### Entrance Hall

With staircase rising to the first floor and door through to the:

#### Living/Dining Room 23'5" x 10'7" (7.16 x 3.24)

With featured fireplace and bricked mantle surrounding, TV connection point, window to the front aspect and sliding door out to the rear garden.

#### Kitchen 11'1" x 10'5" (3.38 x 3.19)

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor fan, tiled splashback areas, space and plumbing for washing machine and window to the rear aspect.

#### Conservatory 7'10" x 6'0" (2.40 x 1.83)

With side door out to the garden.

#### Cloakroom 6'6" x 3'6" (1.99 x 1.09)

With low level WC, wash hand basin and window to the front aspect.

#### First Floor Landing

With storage cupboard, airing cupboard and doors through to the bedrooms and bathroom.

#### Bedroom 1 12'8" x 10'7" (3.87 x 3.24)

Double bedroom, window to the rear aspect.

#### Bedroom 2 10'9" x 10'7" (3.29 x 3.24)

Double bedroom with built in wardrobe and window to the front aspect.

#### Bedroom 3 8'5" x 8'2" (2.59 x 2.49)

Window to the rear aspect.

#### Bathroom 8'5" x 6'2" (2.59 x 1.88)

Three piece suite comprising of low level WC, wash basin with vanity under, panelled bath with shower attachment, part tiled walls and window to the front aspect.

#### Outside - Rear

Fully enclosed low maintenance rear garden with decking area, outdoor garden shed, outdoor tap and pedestrian gate.

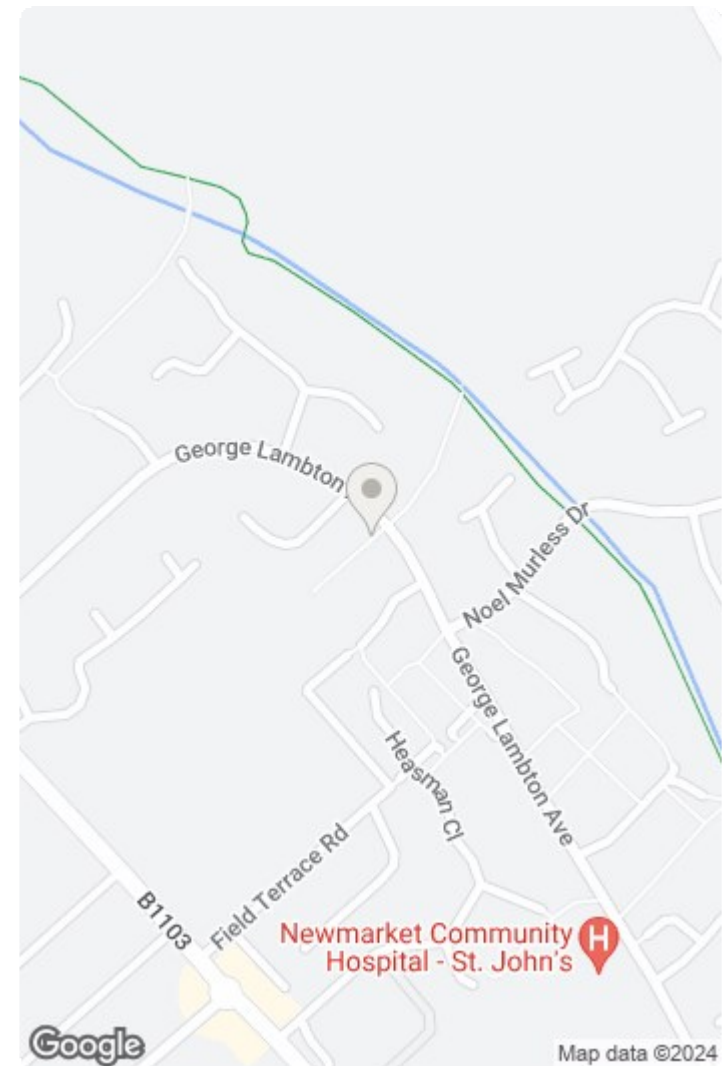
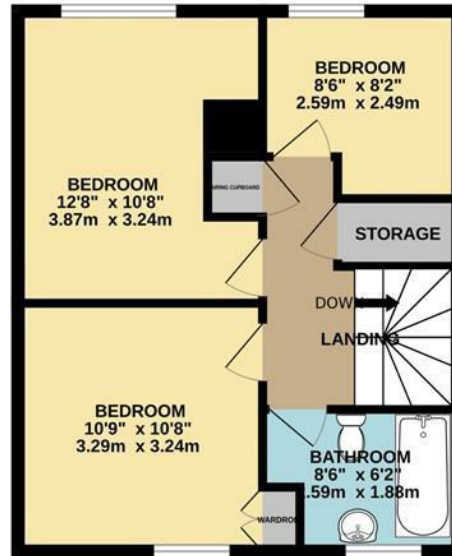
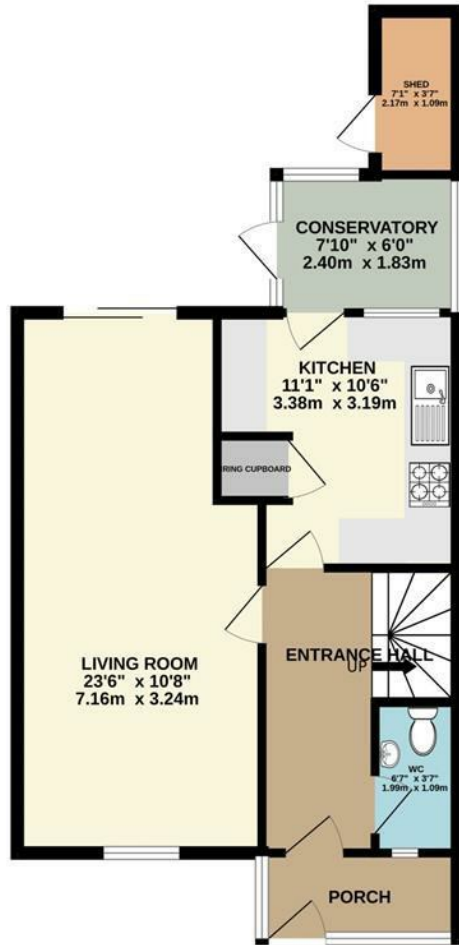
#### Outside - Front

Overlooking green space with the front garden laid to lawn and pathway leading to the front entrance.



GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



74 GEORGE LAMBTON AVENUE

TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	A	84	61	Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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