



George Lambton Avenue
Newmarket, CB8 0BN
Guide Price £275,000

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131 George Lambton Avenue, Newmarket, CB8 0BN

A hugely improved family home standing towards the end of a no-through road and enjoying a pleasant view to the front overlooking an open green.

Rather deceptive and offering generous size rooms throughout, this property has been re-furbished and offers accommodation to include an entrance hall, living room/dining room, cloakroom, re-fitted kitchen, three DOUBLE bedrooms and a re-fitted family bathroom. Also benefiting from new flooring.

Externally the property offers a sizeable and fully enclosed garden.

Viewing is highly recommended.

Council Tax B (West Suffolk)
EPC (C)

Accommodation Details

Part glazed front door with storm porch leading through to:

Entrance Hall

Laid wooden flooring, glazing to the front aspect, large storage cupboard, staircase rising to the first floor and door through to:

Lounge/Diner 23'5" x 10'9" (7.16 x 3.28)

Laid wooden style flooring with TV connection point, radiators, window to the front and side aspect and French style doors out to the rear garden.

Kitchen 10'6" x 8'5" (3.20m x 2.57m)

Re-fitted kitchen with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven and four-ring gas burner hob with extractor hood above, integrated fridge/freezer, space for dishwasher. Window and door to the rear aspect.

WC 5'10" x 2'9" (1.79 x 0.84)

Concealed WC and wash basin with vanity cupboard under.

First Floor Landing

With airing cupboard, large storage cupboard and door through to:

Bedroom 1 11'2" x 10'9" (3.41 x 3.30)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2 11'11" x 10'9" (3.64 x 3.30)

Double bedroom with large storage cupboard, radiator and window to the front aspect.

Bedroom 3 8'2" x 8'2" (2.51 x 2.49)

Radiator and window to the rear aspect.

Bathroom 8'3" x 5'8" (2.52 x 1.74)

Three piece suite comprising of a concealed WC, wash basin, panelled bath with shower attachment, part tiled walls, tiled flooring and obscured window to the front aspect.

Outside - Rear

Low maintenance fully enclosed rear garden with bricked garden shed and gated access to the side passage way.

Outside - Front

Enclosed by fencing frontage accompanied with a variety of mature shrubs and pathway leading up to the front entrance.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 89

Parking - Allocated off-street parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type - Ultrafast available,

Max 1000Mbps download, 100Mbps upload

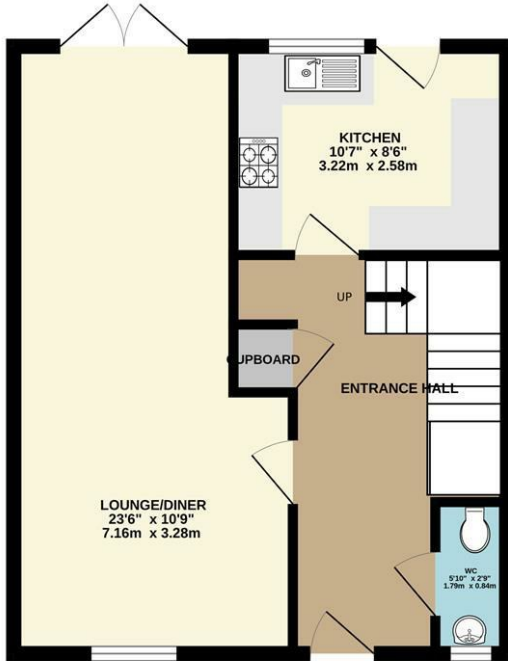
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

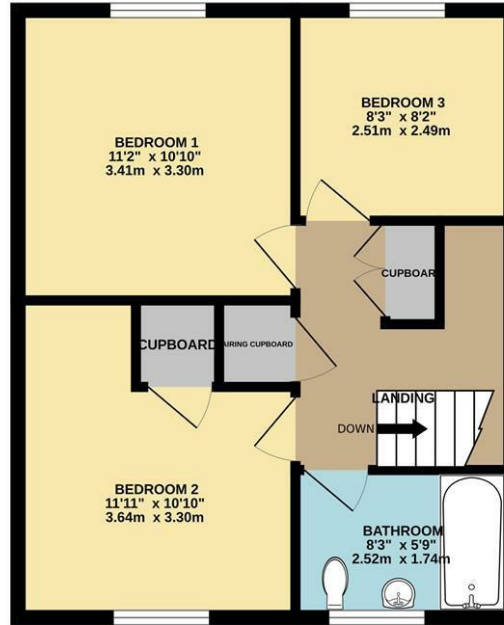
None that the vendor is aware of



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

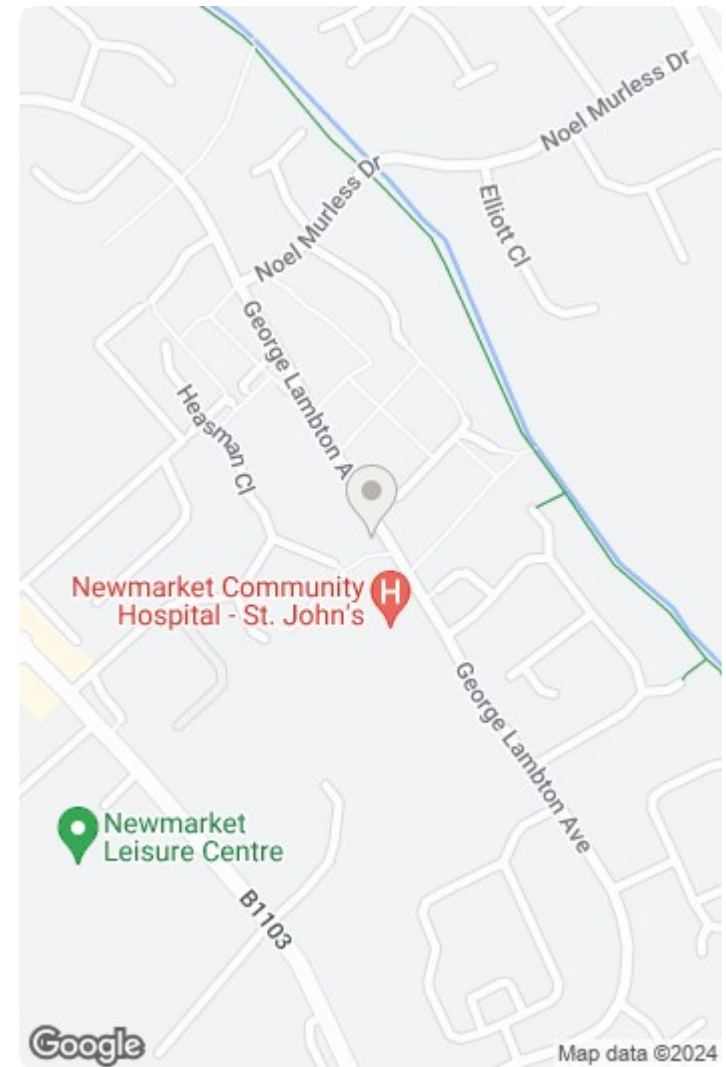


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		73	86
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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