



Churchill Avenue, Newmarket

Pocock + Shaw

27 Churchill Avenue  
Newmarket  
Suffolk  
CB8 0BZ

Don't miss a rare opportunity to purchase with no onward chain, this detached, two-bedroom bungalow, located in Churchill Avenue, a highly desirable area of Newmarket, in a tranquil setting, close to the famous July Racecourse. The property benefits from double glazing, and a brand-new gas central heating system, but offers scope for someone wishing to make their own mark, through further updating. Good transport links, leisure centre, shops and schools are nearby. Viewing is highly recommended for this unique property.

Guide Price £285,000



- Detached bungalow
- No onward chain
- Prime position
- Two double bedrooms
- Spacious living/dining room
- Generous, mature, gardens
- Driveway, parking, and garage
- New gas central heating system
- Scope for improvement/extension
- Close to leisure facilities, shops, schools, racecourse

The property is well located and offers the benefits of a peaceful neighbourhood without compromising on proximity to essential amenities and transport links. The absence of a property chain when you purchase, will ensure a smoother and more expedited sale, allowing you to embark on your new home ownership journey without delays.

The property is bright and sunny and has a new, efficient, gas central heating system with a ten-year guarantee. The good-sized front and rear gardens are perfect for creating your own green oasis and provide a generous space for outdoor entertaining. The garage has a power supply and could be converted into a garden room, workshop, or home office. There is further room, subject to planning, to extend into the enclosed rear garden.

The accommodation is as follows

Entrance Hall - With front door, radiator, airing cupboard and doors through to the

Kitchen - 3.54m (11'7) x 2.60m (8'6)  
Fitted with base level storage units and working tops over, stainless steel sink with mixer tap, space for electric oven, recess suitable for fridge/freezer, two storage cupboards and window to the front aspect.

Lounge - 4.83m (15'10) x 3.50m (11'6)  
With large picture window overlooking the front aspect, feature fire surround and open fireplace that could accommodate a wood burning stove, carpet flooring and double radiator.

Bedroom 1 - 3.79m (12'5) x 3.50m (11'6)  
With a large built in cupboard, tiled flooring, window to rear aspect and double radiator

Bedroom 2 - 2.75m (9'0) x 2.60m (8'6)  
With tiled flooring, window to rear aspect and double radiator

Bathroom - 1.84m (6'0) x 1.66m (5'5)  
Comprising of a three piece suite, low level WC, panelled bath, pedestal hand wash basin, heated towel rail, part tiled walls and window to side aspect.

Outside - Front - Ample driveway leading up to the garage, with access to rear garden.

Outside - Rear - Mostly laid to lawn with a variety of mature trees and shrubs and timber garden shed.

Garage - 5.12 x 2.66 (16'10" x 8'9") - With window to the rear and remote control up and over electric door.



## Tenure

The property is freehold.

EPC - Currently E -

Council Tax Band: C - West Suffolk

## Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and the flood risk is very low.

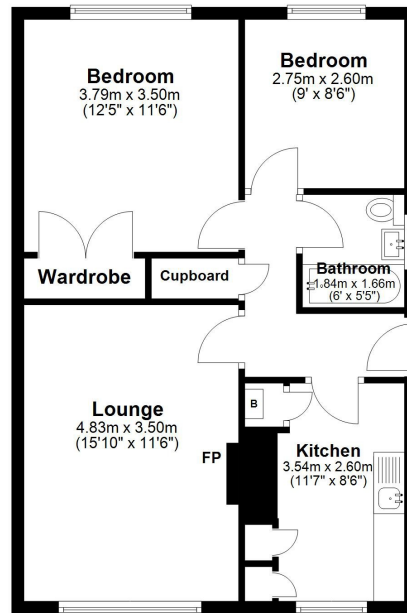
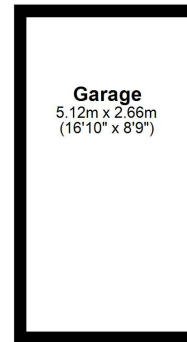
Viewing: Strictly by prior arrangement with Pocock + Shaw.



Newmarket is renowned as the British Headquarters of horse racing and offers an interesting and varied range of local shops and amenities, as well as two world class racecourses. These include the National Horse Racing Museum, a twice weekly open-air market, hotels, restaurants, and modern leisure facilities. Newmarket has its own railway station with a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.



## Ground Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

