



**28 Park Avenue
Newmarket, Suffolk**

**DAVID
BURR**



28 Park Avenue, Newmarket, Suffolk, CB8 8EY

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A charming and spacious three-bedroom, end of terrace property just a short walk to Newmarket town centre with all its amenities. The Victorian terrace features three double bedrooms, as well as an upstairs bathroom, original character and a quaint private rear courtyard garden.

A charming three-bedroom, end of terrace Victorian property in the heart of Newmarket.

Ground Floor

ENTRANCE HALL With tiled floors leading front to rear. Stairs rising to the first floor and door out into the rear courtyard.

SITTING ROOM A cosy space with fireplace and window to the front aspect

DINING ROOM Spacious and light room with original wood floors and window to the front aspect open through to

KITCHEN with a range of matching base and wall units, with wooden work tops over, inset sink with mixer tap and cooker with 4 ring burner space and plumbing for dishwasher and washing machine, additional space for fridge freezer. Window overlooking the rear courtyard and door back through to entrance hall.

First Floor

LANDING With loft access and window to the rear

BEDROOM 1 A spacious double with built in wardrobes and window to the front aspect.

BEDROOM 2 Also with built in wardrobes and window to the front aspect.

BEDROOM 3 The third and final bedroom with window overlooking rear courtyard.

FAMILY BATHROOM Bath with shower over, hand wash basin, WC and heated towel rail.

Outside

The property has a classical Victorian frontage and has side access which is led to through a gate. The space to the side of this is planted with a selection of shrubs. Leading through to the rear courtyard is a covered access with an inset paved path surrounded by shingle. The remainder of the rear aspect is mainly paved, providing space for alfresco entertaining. A storage shed is at the back of the courtyard.

Material Information

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC.

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LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band B. (£1,715.72 per annum)

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

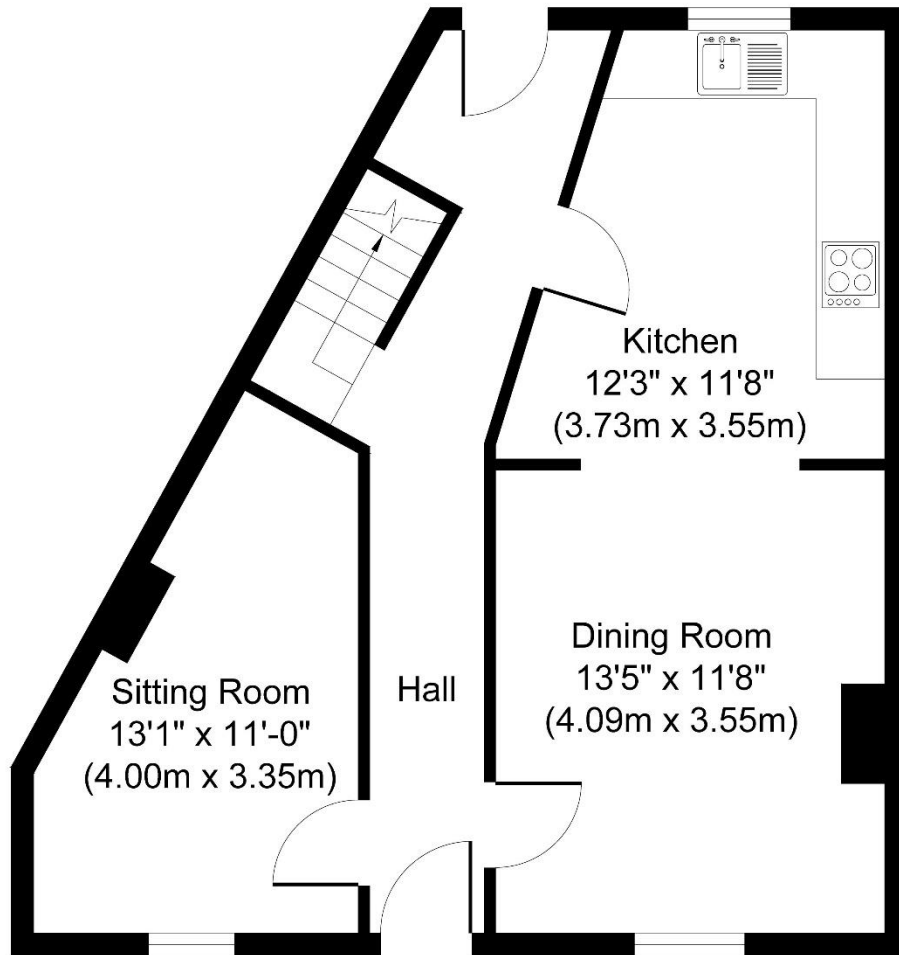
Phone Signal: Yes. Likely with all major providers.

WHAT3WORDS: maker.look.contracts

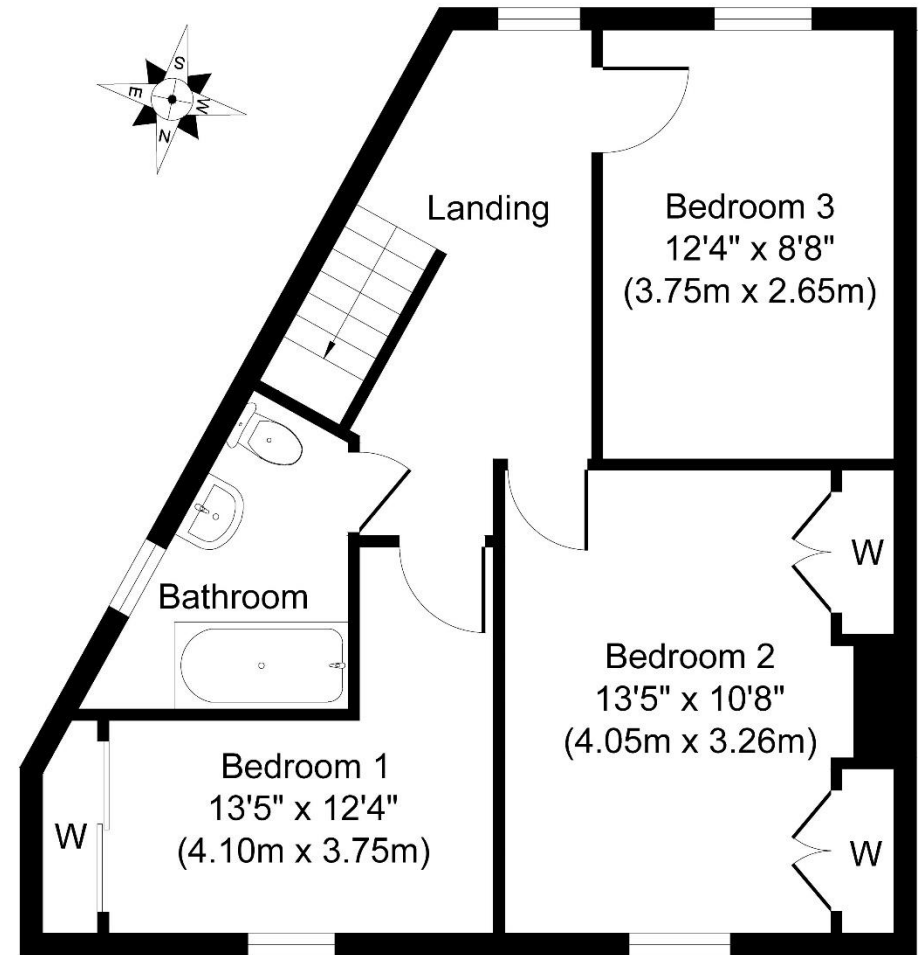
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy.





Ground Floor
Approximate Floor Area
509 sq. ft
(47.24 sq. m)



First Floor
Approximate Floor Area
509 sq. ft
(47.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

