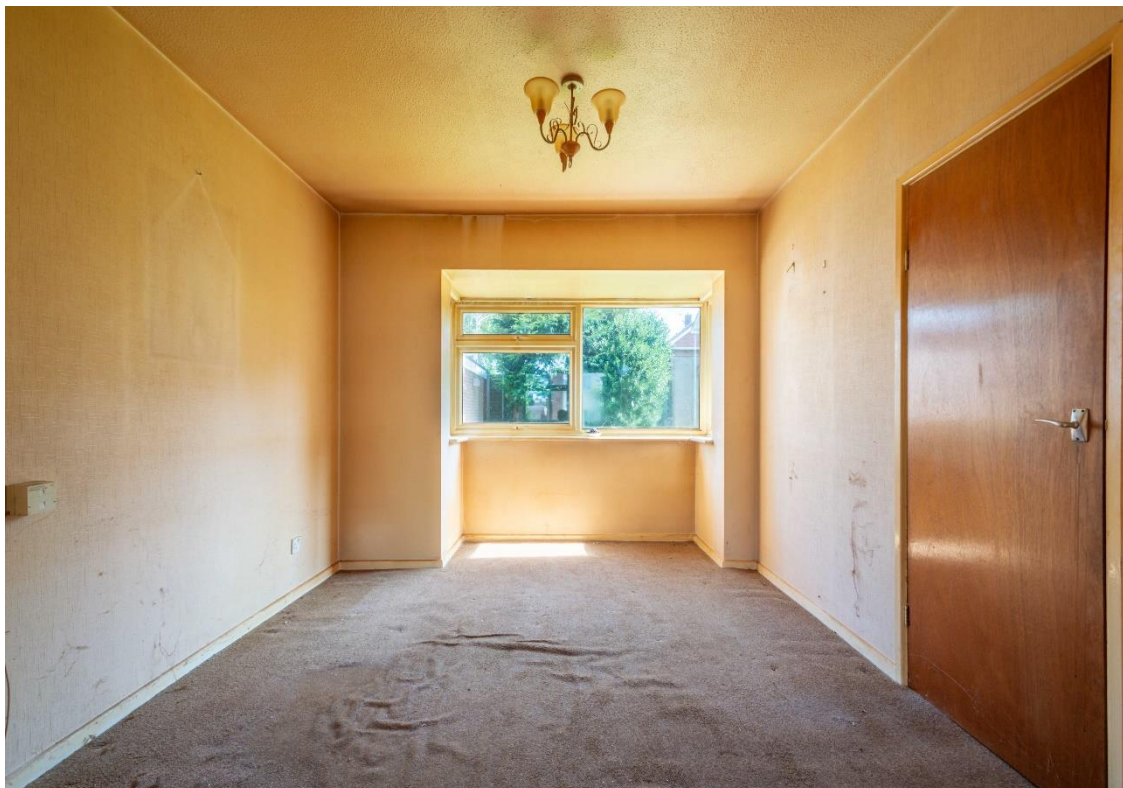




**20 Norfolk Avenue
Newmarket, Suffolk**

**DAVID
BURR**



20 Norfolk Avenue, Newmarket, Suffolk, CB8 0DE

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.

In need of improvement, this three-bedroom link detached property is nestled in this quiet tucked away position within Newmarket, and is just a short walk from a selection of amenities. With scope for updating and potential to extend (STPP), the property would make a wonderful family home and offers the opportunity for the new owner to add their own stamp and value to the property. Also offered with the benefit of no onward chain.

A deceptively spacious three-bed link detached property in Newmarket with huge potential for improvement and possibility of extending (STPP).

Ground Floor

ENTRANCE HALL With stairs rising to the first floor with storage under the stairs and doors leading to:

SITTING/DINING ROOM A double aspect room with fireplace and mantelpiece as well as windows to the front and rear of the property.

KITCHEN With a number of base units, and worktops over. Inset sink with drainer looking over the rear garden. Pantry cupboard which provides additional storage and a door leading to:

UTILITY ROOM With storage units, window to the rear and doors leading to the front passageway as well as the rear garden. Through access front to rear.

SHOWER ROOM With shower cubicle, WC and hand wash basin and frosted window into the utility room.

First Floor

LANDING With window overlooking the side aspect, access to the loft and doors leading to:

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

BEDROOM 2 Another spacious double with window overlooking the rear aspect.

BEDROOM 3 The third bedroom with window overlooking the front garden.

BATHROOM With bath and hand wash basin, as well as frosted window to the rear aspect.

WC Separate WC with cupboard above and frosted window to the side aspect.

Outside

The property is approached via a driveway which provides parking for two vehicles. This leads to the **single garage** which houses the redundant oil tank currently, and also has some built in storage. The remainder of the front aspect is laid to lawn.

The rear garden is fully enclosed and mainly laid to lawn. There is a selection of mature shrubs.

SERVICES: Mains water gas and electricity. Gas fired warm air heating system. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band F.

LOCAL AUTHORITY: West Suffolk District Council.

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COUNCIL TAX BAND: Band D (£2,205.92 per annum).

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

Phone Signal: Likely with all major providers.

WHAT3WORDS: ripen.witless.total

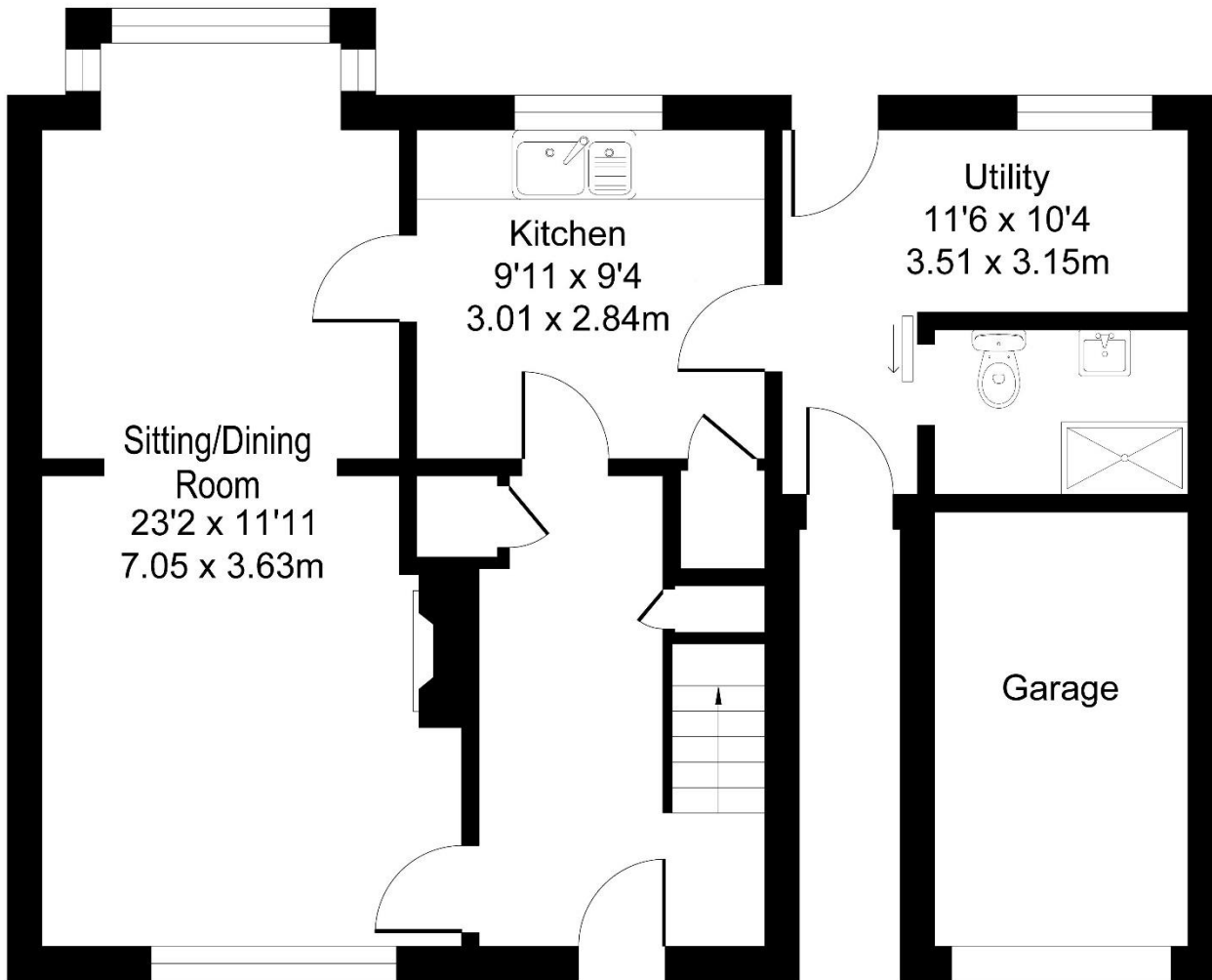
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



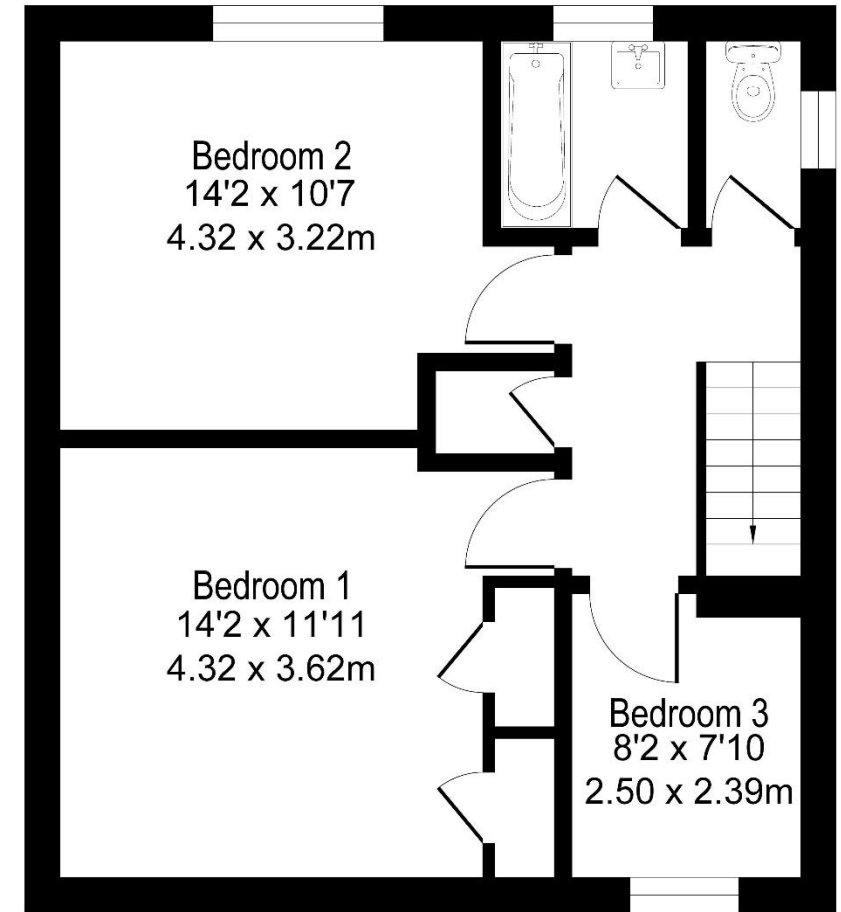
Ground Floor

Area: 56.6 m² ... 610 ft²



First Floor

Area: 43.5 m² ... 468 ft²



Total Area: 100.1 m² ... 1078 ft²

All Measurements are approximate and for display purposes only

