



Exning Road, Newmarket

Pocock + Shaw

210 Exning Road
Newmarket
Suffolk
CB8 0AH

A beautifully presented two bedroom Victorian cottage which has undergone a sympathetic renovation by the current owner, the property benefits from a good sized garden, large garage and an off road parking space. EPC:D

Guide Price £225,000



Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is 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.

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This attractive Cottage is understood to be dated to 1850 and offers well presented modern accommodation complimented with an enclosed garden, large brick built garage and an off road parking space.

With the benefit of UPVC double glazed windows and a gas fired radiator heating system.

Entrance hall leading to lounge (3.64m) 11'11 x (3.30m) x 10'10 with double glazed window looking out on the front aspect, wooden flooring, double radiator, on trend panelling to one wall.

Leading to, dining area (2.99m) 9'10 x (3.30m) 10'10 with double glazing window to rear aspect, double radiator, wood flooring, brick effect wall paper, space for fridge freezer, stairs to first floor.

Kitchen (2.59m) 8'6 x (2.03m) x 6'8 Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer

and mixer tap, plumbing for washing machine, dishwasher, and space for fridge/freezer, electric point for cooker, gas hob, extractor hood over, with a window to front aspect, tiled flooring, door leading to

Downstairs bathroom

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and low-level WC, window to side, radiator.

Bedroom 1 - 3.61m (11'11") x 3.30m (10'10") UPVC double glazed window to front aspect, radiator, carpet flooring

Bedroom 2 - 2.99m (9'10") x 2.47m (8'1") UPVC double glazed window to rear aspect, radiator, carpet flooring, storage cupboard.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: D West Suffolk District Council

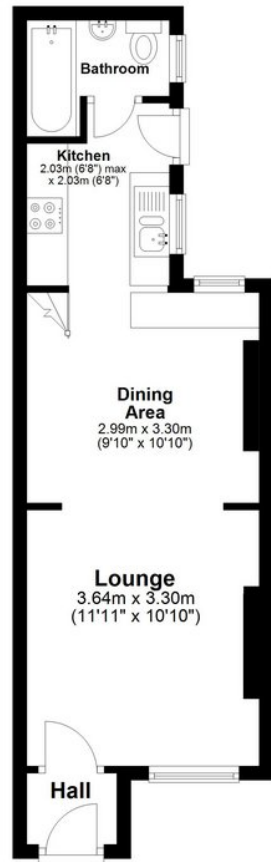
The property is not in a conservation area and the flood risk is low.

EPC:D

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



First 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

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