



Exning Road

Pocock + Shaw

30 Exning Road
Newmarket
Suffolk
CB8 0AB

A 3 bedroom detached period character home standing in a non-estate position north of the the town centre and offering significant potential for updating and enhancement. The house is offered with no chain and benefits from a bay fronted living room, an open plan dining area and kitchen/breakfast room and 3 bedrooms and a bathroom on the first floor. Features include a driveway and garage and a delightful established rear garden.

Guide Price £400,000



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.

Accommodation

Entrance Hall with an entrance door with ornate patterned glass and circular window to the front aspect, stairs leading to the first floor, under stairs storage cupboard.

Living room 12'1" x 12'0" (3.68 m x 3.67 m) An attractive bow fronted room with a fireplace recess.

Dining Room 12'1" x 12'0" (3.68 m x 3.65 m) with an open aspect to the kitchen/breakfast room.

Kitchen/breakfast room 20'4" x 10'0" (6.19 m x 3.06 m) with a sink with double drainer, fitted base and wall mounted cupboards, sliding patio door leading to the rear garden.

Utility Room with fitted base and wall mounted cupboards.

Cloakroom with hand basin, low level WC.

First floor landing

Bedroom 1 12'0" x 10'9" (3.67 m x 3.28 m) An attractive room with a bow window to the front aspect, fitted wardrobes and cupboard storage.

Bedroom 2 12'0" x 10'9" (3.65 m x 3.28 m) with built-in wardrobes, airing cupboard with hot water cylinder.

Bedroom 3 8'0" x 7'1" (2.44 m x 2.15 m)

Bathroom with a bath, hand basin and low level WC, tiled walls.

Outside The front of the property is approached via a shingled driveway with off-road parking for several vehicles, established shrubs and a porch area with quarry tiled flooring.

To the left hand side of the property is a GARAGE with an electrically operated roller shutter door to the front, a pedestrian door to the side and a window to the rear. To the rear of the property is a delightful enclosed garden laid to lawn with a wealth of established trees and shrubs, a raised paved patio area, potting shed and pedestrian gated access to the side.

Tenure The property is freehold

Services Mains water, gas, drainage and electricity are connected.

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

Internet connection, basic: 15Mbps, Superfast: 80Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage by the 4 major carriers is available.
EPC: Band E,
Council Tax band D West Suffolk District Council.

The house is not registered with Land Registry.

Viewing by arrangement with Pocock + Shaw PBS



- Detached period house
- 3 Bedrooms
- 2 Reception areas
- Extended ground floor accommodation
- Potential for updating/improvement
- Large established garden
- Garage and driveway
- NO CHAIN





A graphic with a green background and a gold floral pattern. The text "Pocock + Shaw" is written in a large, bold, black font. Below it, "For Sale" is written in a smaller, bold, black font. At the bottom, the phone number "01638 668 284" is displayed in a smaller, black font.







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Approx. 106.2 sq. metres (1143.5 sq. feet)



Total area: approx. 106.2 sq. metres (1143.5 sq. feet)

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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