



25 Oxford Street
Exning, Newmarket, Suffolk, CB8 7EW

pocock & shaw
Residential sales, lettings & management



A beautifully presented and recently modernised semi detached two bedroom period cottage with a delightful large garden, off road parking and situated close to the centre of the village.

EPC: D

Viewings by appointment

Rent: £800 pcm

Application Fees Apply

The village of Exning lies approximately 1½ miles north of Newmarket and immediately adjoins the town boundary. Exning offers a good range of facilities including shops, primary school and garage. Further facilities can be found in the nearby village of Burwell. There is particularly good access to the A14 dual carriageway which inter-connects with many of the regions principal traffic routes and provides good access to both the University City of Cambridge and Bury St Edmunds. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

This attractive cottage has been recently renovated to provide comfortable modern accommodation complimented by a large garden and two off road parking spaces. With the benefit of double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Sitting Room 3.89m (12'9") x 3.35m (11')

With a window to the front, double radiator, feature fireplace, door to:

Kitchen/Dining Room 5.44m (17'10") max x 3.89m (12'9") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, washing machine and tumble dryer, fitted electric oven, four ring electric ceramic hob with extractor hood over, window to the side, double radiator, stairs to the first floor.

Rear Porch

Radiator, door to the garden, wall mounted gas fired boiler.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled splashbacks, extractor fan, window to the side, heated towel rail.

First Floor

Bedroom 1 3.89m (12'9") x 3.39m (11'2")

Window to the front, radiator.

Bedroom 2 3.32m (10'11") x 3.00m (9'10") plus 0.10m (0'4") x 0.10m (0'4")

Window to the rear, radiator.

Outside

There are two off road parking spaces in front of the house and a path to the side leading to the rear.

The attractive rear garden is laid to lawn with greenhouse and brick outbuilding/store.

Application Fees (non-refundable)

Single person

£200.00 plus a £100 Holding Payment

Company

£270.00 plus a £100 Holding Payment

Couple or 2 sharers

£270.00 plus a £100 Holding Payment

3 Sharers

£340.00 plus a £100 Holding Payment

Guarantor

£70 (charged in addition to the above fees)

Tenancy Renewal Fee & New Agreement Fee if applicable : £80.00

Change of Tenant Fee: £200.00 In shared households where 1 or more tenants wish to leave the property mid-tenancy and therefore find a replacement, Pocock & Shaw will reference a new tenant joining and existing tenancy and issue a new contract and reregister the deposit.)

After payment of fees, holding payment and return of application forms the property will be removed from the market and referencing will commence. **Should you decide not to proceed with the tenancy for any reason, these fees and holding payment will not be refunded.**



Ground Floor



First Floor



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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