



**Exning Road**  
**Newmarket, Suffolk CB8 0AF**  
**Guide Price £225,000**



## Exning Road, Newmarket, Suffolk CB8 0AF

A Victorian terraced home standing towards the edge of the town centre and offering a fully enclosed rear garden with useful outhouse.

Boasting extended accommodation to include living room/dining room, kitchen, bathroom and three bedrooms.

Externally the property offers potential for off road parking.

### About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

### Living Room 22'7" x 12'1" (6.90 x 3.70)

Spacious living room with featured cast iron fireplace, TV connection point, storage cupboards, laid wooden style flooring, radiator, staircase rising to the first floor with storage cupboard under, window to the front aspect and opening through to the:

### Kitchen 11'0" x 8'11" (3.37 x 2.72)

Fitted with matching eye and base

level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer, integrated oven and hob, space for a fridge/freezer. Tiled flooring, rear external door and opening through to the:

### Hallway

With side external door and door through to the:

### Bathroom 7'8" x 6'8" (2.34 x 2.04)

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, radiator, tiled flooring and obscured window to the rear aspect.

### First Floor Landing

With access through to the bedrooms.

### Bedroom 1 12'2" x 11'5" (3.72 x 3.48)

Double bedroom with featured cast iron fireplace place, radiator and window to the front aspect.

### Bedroom 2 11'2" x 8'7" (3.42 x 2.62)

Double bedroom with radiator and window to the rear aspect.

### Bedroom 3 8'11" x 5'11" (2.72 x 1.82)

With radiator and window to the side aspect.

### Outdoor - Rear

Enclosed rear garden mostly laid to lawn with paved patio area. Timber built garden shed and outbuilding.

### Outdoor - Front

With pathway leading up to the front entrance.

### Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 73 SQM

Parking – N/A

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

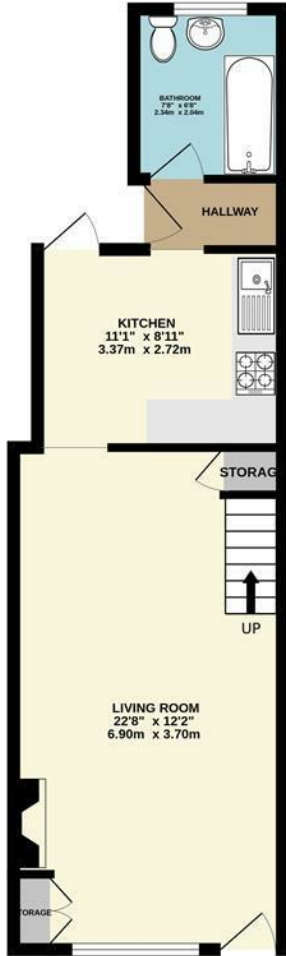
advise likely/limited on all networks

Rights of Way, Easements,

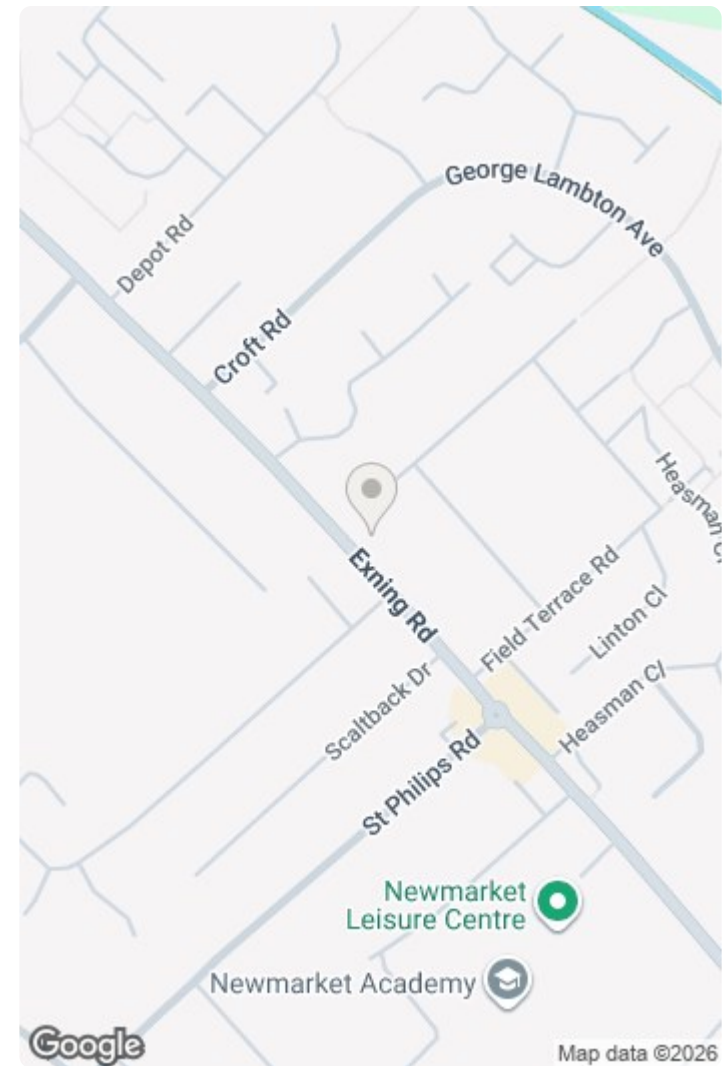
Covenants – None that the vendor is aware of



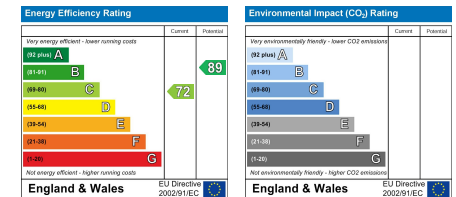
GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



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TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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