



**Exning Road**  
**Newmarket, CB8 0AN**  
**Guide Price £260,000**



## Exning Road, Newmarket, CB8 0AN

An established semi-detached family home standing on the edge of the town and enjoying sizable gardens to rear.

Rather deceptive and offering generous size rooms, this family home offers accommodation to include entrance hall, living room/dining room, kitchen.

Purchasers have potential to obtain off road parking at the front of the property, abject to usual consent.

Schools - Primary 2 minutes walk, Academy, 10 minutes walk

Public Transport- bus stop 50 metres away with links to town centre, Bury St Edmunds and Cambridge

Train links from Newmarket Station to Cambridge/London and Bury St Edmunds/Ipswich

EPC D

Council Tax B (West Suffolk)

### Entrance Hall

Staircase rising to the first floor. storage cupboard and door through to the:

### Dining Room 13'0" x 12'8" (3.98 x 3.87)

with storage cupboard, radiator and window to the rear aspect.

### Living Room 12'8" x 9'8" (3.87 x 2.97)

Spacious living room with TV connection point, radiators, and windows to the the front aspect.

### Kitchen 9'11" x 8'3" (3.04 x 2.54)

Fitted with both eye and base level storage units and working tops over, space and plumbing for dishwasher, oven and fridge. Tiled splashback areas, and window to the rear aspect.

### Utility Room 5'8" x 4'10" (1.74 x 1.49)

Fitted storage units with space and plumbing for a washing machine and tumble dryer.

### WC 4'10" x 2'9" (1.49 x 0.86)

Low level WC and wash basin.

### First Flooring Landing

Window to the side aspect.

### Bedroom 1 12'4" x 9'11" (3.76 x 3.04)

Fitted wardrobes, radiator and window to the rear aspect.

### Bedroom 2 12'9" x 12'4" (3.91 x 3.76)

Fitted wardrobe, radiator and windows to the front aspect.

### Bedroom 3 10'2" x 8'3" (3.12 x 2.54)

With radiator and window to the front aspect.

### Bathroom

With low level WC, wash basin, enclosed shower cubicle and window to the rear aspect.

### Outside - Front

Laid to lawn front garden with mature shrubs and boarded by fencing, side pathway to access rear garden.

### Outside - Rear

Fully enclosed rear garden with patio seating area, lawn area and

timber garden shed.

There is a parking area to the rear available on a first come, first serve basis.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band – B (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Footage – 84 SQM

Parking – on street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Telephone Line - Yes

Broadband Connected - not connected

Broadband Type – Ultrafast available - Max download 1000Mbps,

Max upload 100Mbps

Mobile Signal/Coverage –

Indoor/Outdoor - Good coverage

Rights of Way, Easements,

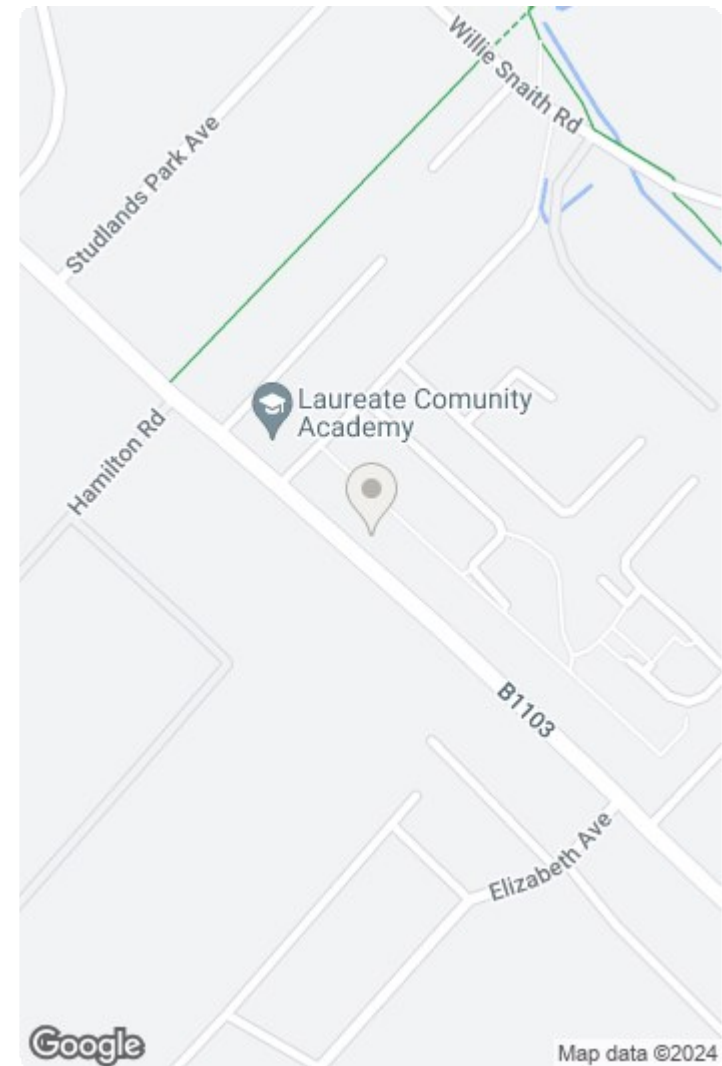
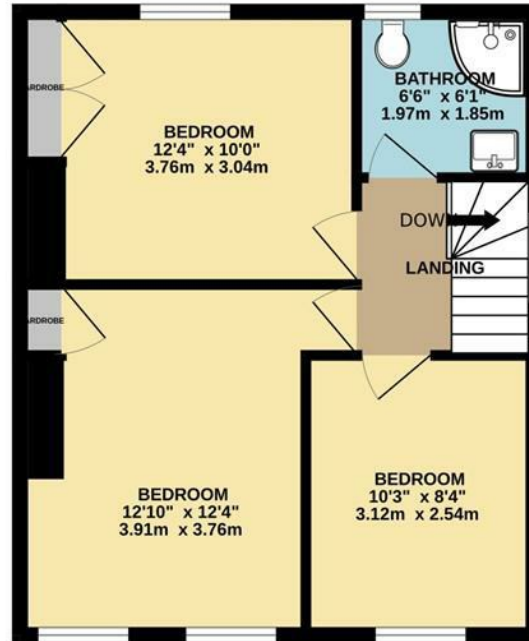
Covenants – not as far as aware



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



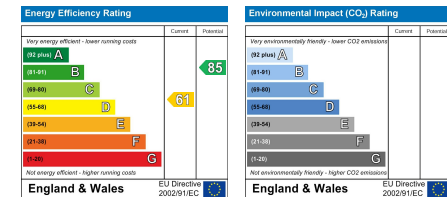
1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



308 EXNING ROAD

TOTAL FLOOR AREA : 877 sq.ft. (81.5 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 as to their operability or efficiency can be given.  
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