



**Exning Road, Newmarket CB8 0AF**

**Offers In Excess Of £215,000**

## Exning Road, Newmarket CB8 0AF

This two-bedroom, mid-terraced home presents an excellent opportunity for investors or first-time buyers, offering great potential.

With no onward chain and situated within easy walking distance to numerous amenities, the property comprises a living room, dining room, kitchen, a downstairs bathroom, and two double bedrooms, all benefiting from gas central heating and double-glazed windows throughout.

Outside, the property features a courtyard-style rear garden, alongside a similarly low maintenance front garden.

### **Kitchen 7'2" x 5'10" (2.20m x 1.78m )**

Range of white eye and base level cupboards with work top over. Stainless steel sink with 1 1/2 bowl and drainer with mixer tap over. Space for free standing electric cooker with extractor hood over and tiled splashback. Space and plumbing for washing machine. Boiler unit. Window to the side aspect. Doors leading to rear, bathroom and dining room.

### **Dining Room 12'10" x 10'4" (3.93m x 3.15m)**

Wood effect flooring throughout. Stairs leading to 1st floor. Window to the rear aspect. Glass panelled door to the kitchen.

### **Living Room 12'10" x 12'4" (3.93m x 3.78)**

Wood effect flooring throughout. Fireplace with coal effect electric fire. Alcove areas either side of chimney breast, one with built-in cupboard. Bay window seating providing storage cupboards under.

Access to under stairs cupboard. Window to the front. Doors leading to front and dining room.

### **Bathroom 7'3" x 5'10" (2.23m x 1.78m)**

Suite comprising panel bath with shower overhead, low level wc, wash hand basin and obscured double glazed window to the side aspect.

### **Landing**

Doors leading to both bedrooms. Storage cupboard

### **Bedroom 1 12'10" x 10'3" (3.93m x 3.14m)**

Spacious double room with built-in wardrobes. Window to the front aspect.

### **Bedroom 2 9'9" x 10'4" (2.98m x 3.16m )**

Good size double room. Window to the rear aspect.

### **Outside - Front**

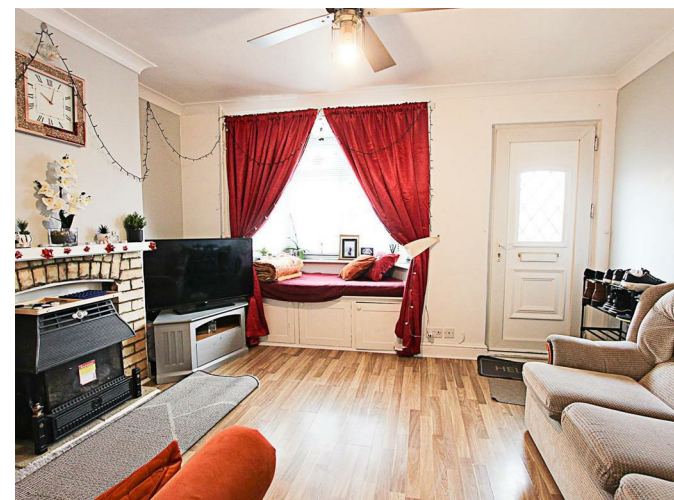
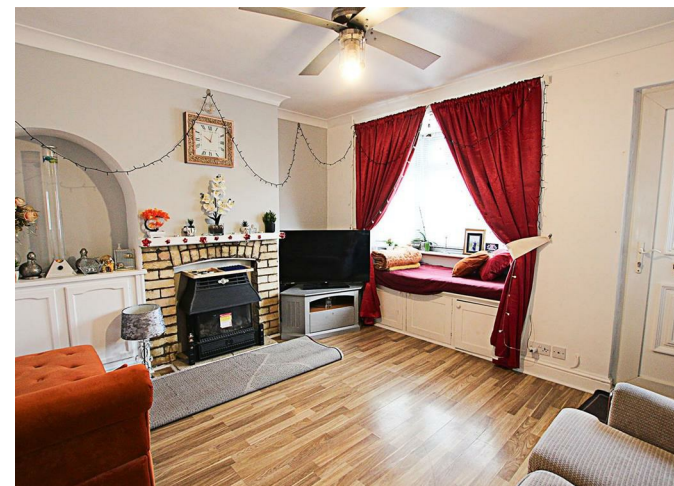
Hardstanding area to front of property.

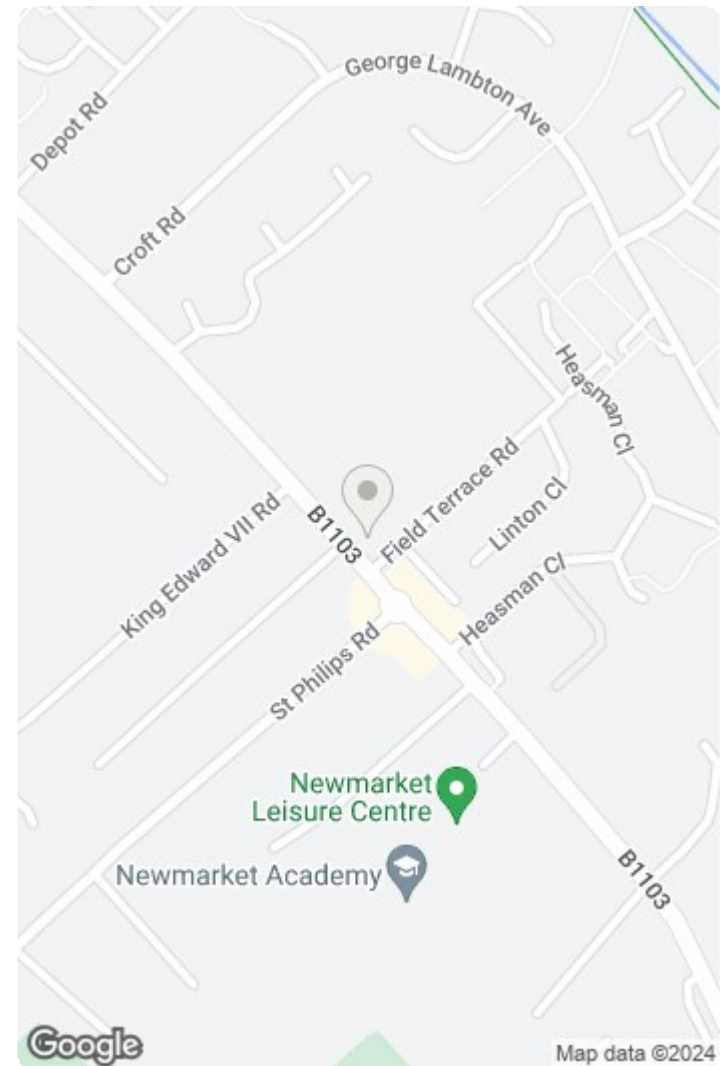
### **Outside - Rear**

Small courtyard area.

### **PROPERTY INFORMATION**

Maintenance fee - n/a  
EPC - D  
Tenure - Freehold  
Council Tax Band - B (West Suffolk)  
Property Type - Terraced  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 64 SQM  
Parking – On Street  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - TBC  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Good  
Rights of Way, Easements, Covenants – None that the vendor is aware of





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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	87		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).

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