



Exning Road, Newmarket CB8 0AF

Offers In Excess Of £210,000

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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,

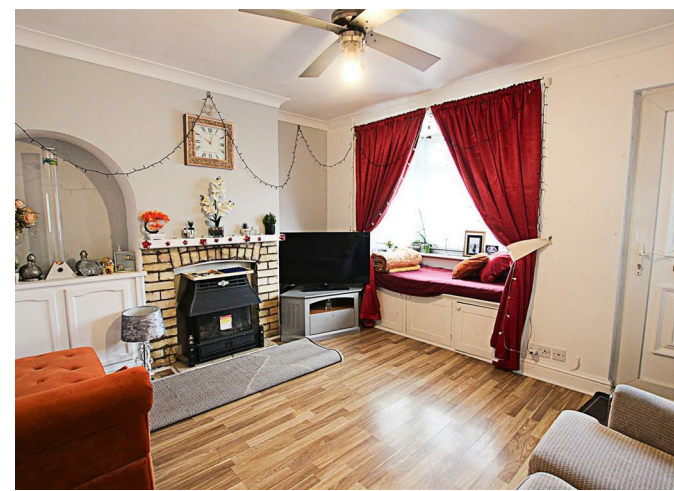
100Mbps upload

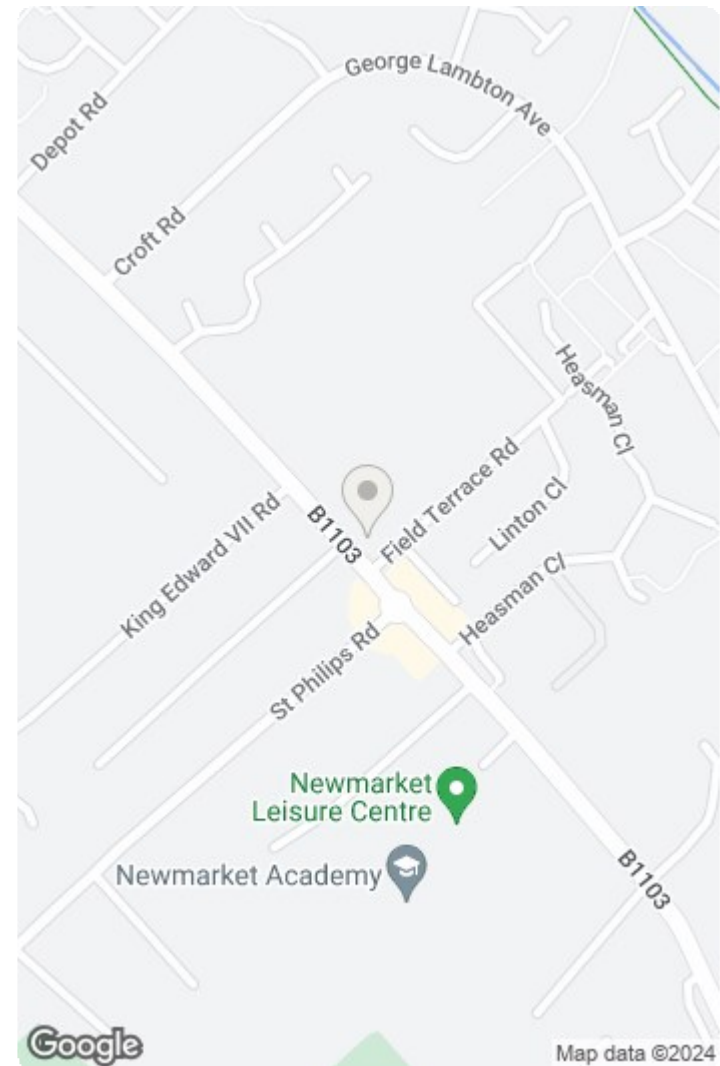
Mobile Signal/Coverage – Good

Rights of Way, Easements,

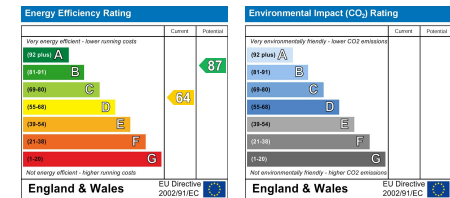
Covenants – None that the vendor

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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