



**Griffin Gardens, Exning Road
Newmarket, Suffolk CB8 0AF
Offers Invited £262,000**

Griffin Gardens, Exning Road, Newmarket, Suffolk CB8 0AF

A modern mid terrace family home standing within a cluster of similar properties and set on the outskirts of the town centre.

Cleverly planned and offering sizeable rooms throughout, this property benefits from entrance hall, kitchen with built in appliances, living room/dining room, two double bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden and off road parking.

EPC B

Council Tax B (West Suffolk)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

With wood effect flooring, radiator, doors and access through to:

Kitchen/Breakfast Room 8'7" x 7'11" (2.64 x 2.43)

Fitted with a modern range of high gloss eye level and base storage cabinets with working top surfaces over, stainless steel sink with drainer and mixer tap, built in electric oven, separate hob with extractor hood above, integrated fridge freezer, space and plumbing for washing machine, tiled splashbacks, cupboard housing gas fired combination boiler, tiled flooring, recessed ceiling lights, window to the front aspect.

WC

With concealed unit WC and hand wash basin, tiled walls, vinyl flooring, recessed ceiling lights, radiator.

Sitting/Dining Room 14'4" x 13'3" (4.39 x 4.05)

Staircase rising to the first floor,

storage cupboard, radiator, wood effect flooring, windows to the rear aspect and French doors opening out onto the garden.

First Floor Landing

Doors and access to:

Bedroom 1 13'3" x 10'5" (4.05 x 3.19)

Double bedroom with large fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2 13'3" x 8'0" (4.05 x 2.46)

Radiator and window to the front aspect.

Bathroom 7'6" x 6'4" (2.30 x 1.94)

Suite comprising concealed unit WC, hand wash basin, panelled bath with shower over and glass screen, tiled walls, vinyl flooring, ladder style heated towel rail, recessed ceiling lights.

Outside - Rear

With patio area, the rest of the garden is laid to artificial grass with timber fencing and gate leading out to parking.

Outside - Front

Gated entrance, flower beds and wall surround.

Property Information:

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Metre - 66 SQM

Parking - Off road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 200Mbps upload

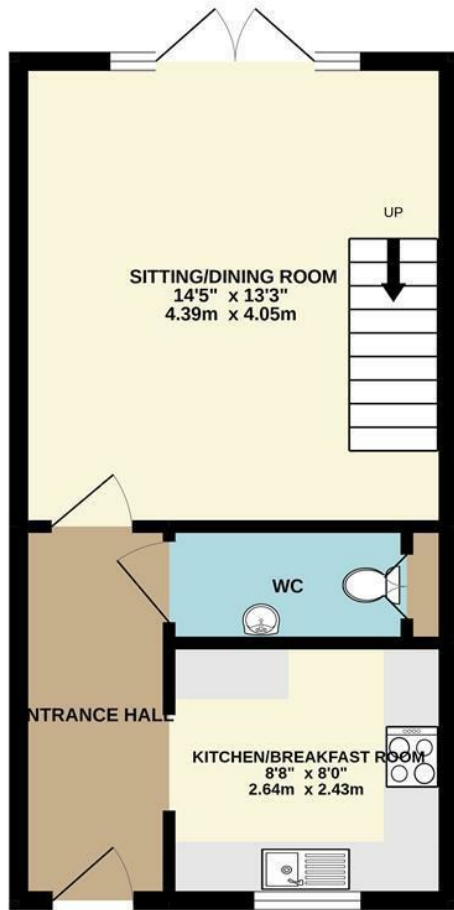
Mobile Signal/Coverage - Limited
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location - What 3 Words -

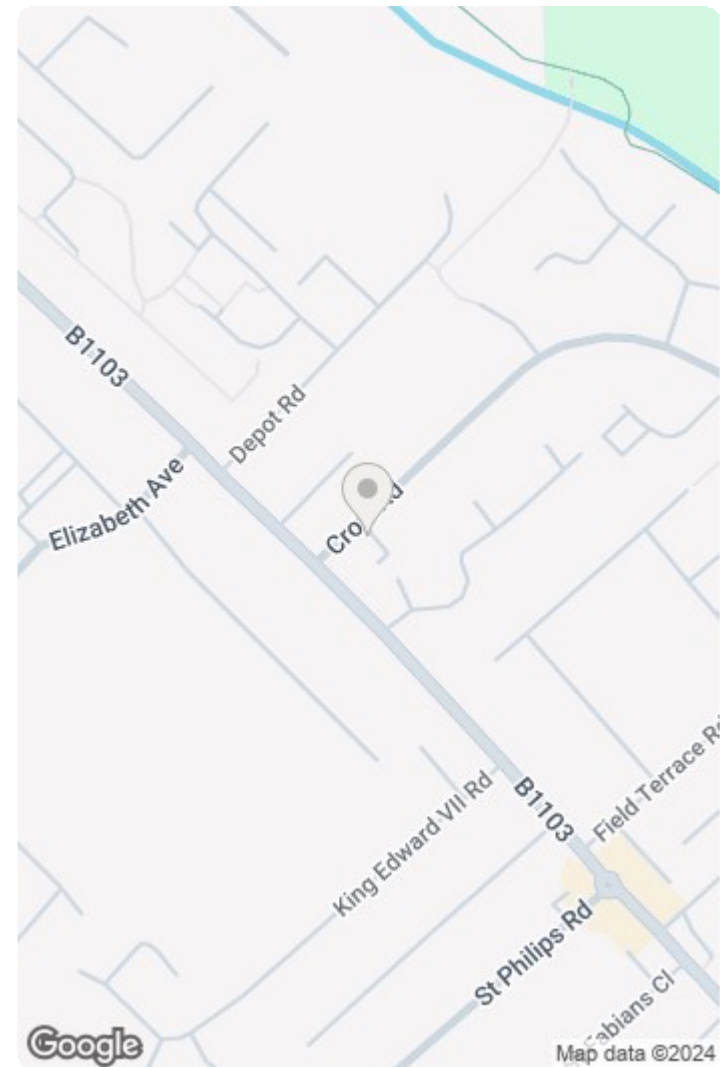
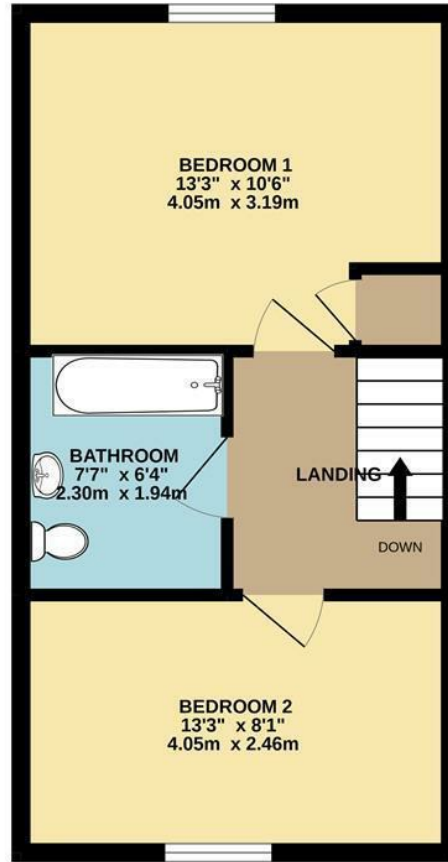
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GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.

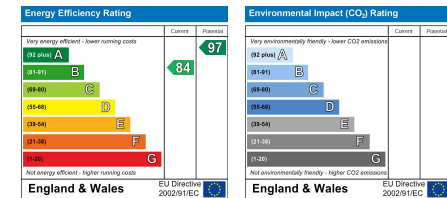


1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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 as to their operability or efficiency can be given.
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