



**Exning Road, Newmarket CB8 0EA**

**Guide Price £315,000**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Exning Road, Newmarket CB8 oEA

An immaculately presented three-bedroom end of terrace, offering spacious rooms throughout, and located just a short walk from the town centre.

Maintained in excellent condition by the current owner, the ground floor accommodation includes an entrance hall, living room, dining room, modern kitchen, and utility area, WC and and storage area. Upstairs, the property features three generously sized bedrooms and a family bathroom. Large windows throughout the house bathe the property in natural light, complemented by gas-fired central heating.

Outside, the property boasts a wonderful enclosed rear garden, predominantly laid to lawn with established borders and paved areas for tables and chairs. There is also a driveway providing off-road parking for multiple vehicles.

### Entrance Hall

Spacious entrance hall with doors leading to kitchen, living room, dining room and built-in storage cupboard. Stairs to first floor. Window overlooking side aspect.

### Kitchen 12'10" x 10'6" (3.93m x 3.22m)

Stylish, contemporary kitchen with a range of eye and base level cupboards and storage drawers with marble effect work top over. Composite 1 1/4 bowl sink and drainer with mixer tap over. Space for freestanding electric oven, with glass splashback and extractor over. Space and plumbing to under counter washing machine. Glass splashback throughout working areas. Dual aspect windows overlooking rear and side.

### Dining Room 11'10" x 10'6" (3.61m x 3.22m)

Contemporary room with wood effect flooring and crescent glazed door leading to hallway. Opening to living room. Attractive bay window over looking front aspect. Radiator.

### Living Room 17'10" x 10'10" (5.46m x 3.32m)

Contemporary room with wood effect flooring, crescent glazed door leading to hallway, opening to dining room. French doors leading to rear garden and window overlooking front aspect. Wall mounted gas fire. Radiator.

### Inner Hall

Half glazed door. Doors leading to utility room, storage cupboard, cloakroom, rear garden and kitchen.

### Utility Room 9'0" x 5'8" (2.75m x 1.74m)

### Cloakroom

W.C.

### Landing

Doors leading to all bedrooms and bathroom. Built-in storage cupboard. Stairs to ground floor.

### Bedroom 1 17'10" x 9'4" (5.46m x 2.87m)

Built-in wardrobe. Dual aspect room with windows overlooking front and rear aspects. Radiator. Door to landing.

### Bedroom 2 10'6" x 9'7" (3.22m x 2.93m)

Double room with window overlooking front aspect. Built-in wardrobe. Radiator. Door leading to landing.

### Bedroom 3 10'5" x 6'9" (3.18m x 2.06m)

Good sized single room with dual aspect windows overlooking side and rear aspects. Built-in wardrobe. Radiator. Door leading to landing.

### Bathroom

White suite comprising of low level W.C., pedestal hand basin with mixer tap over, bath with wall mounted electric shower

over and bi-fold glass screen. Wood effect flooring. Radiator. Obscured window.

### Outside - Front

Block paving, providing ample off road parking, with gravel borders. Pathway leading to entrance hall and rear.

### Outside - Rear

Well maintained, fully enclosed garden. Mainly laid to lawn with shrub and flower borders. Central pathway.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 89 SQM

Parking - Off road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

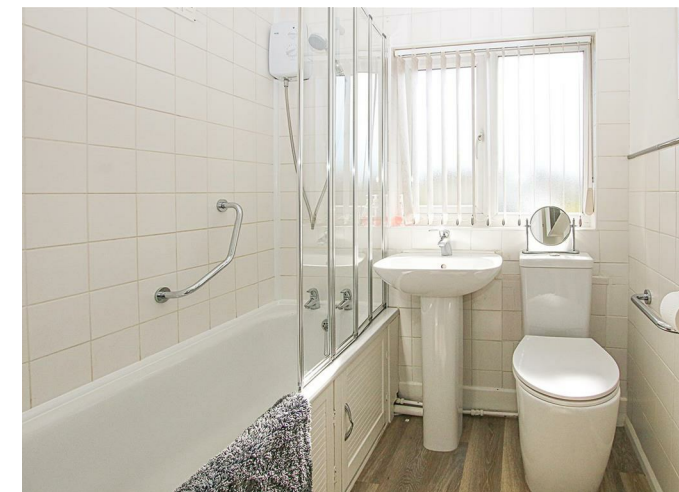
Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

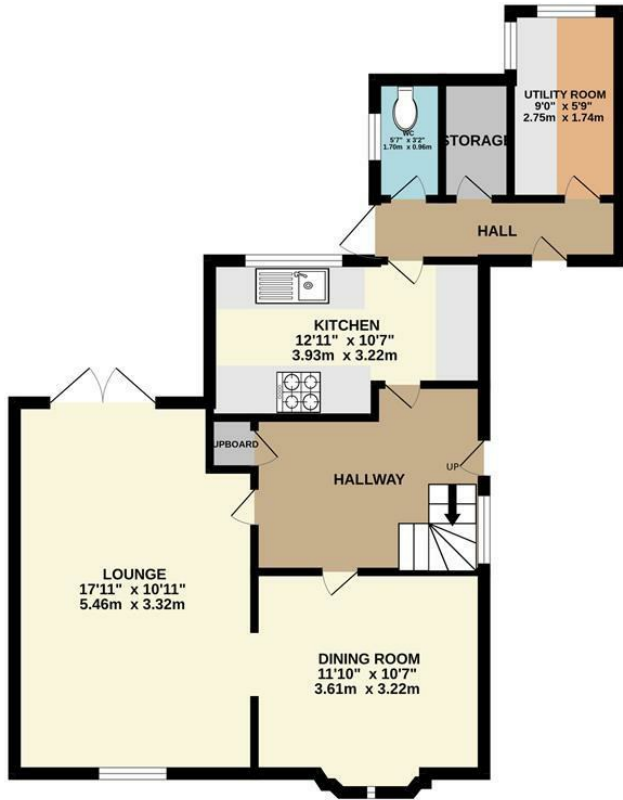
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

None that the vendor is aware of



GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.

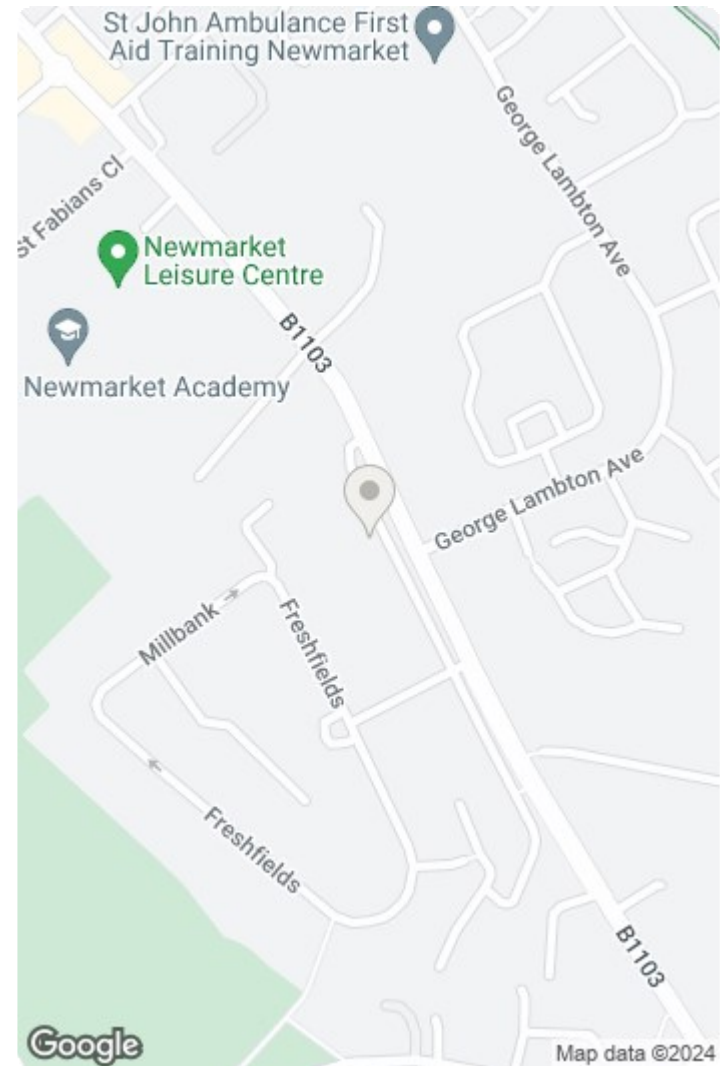


1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	

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