



Exning Road, Newmarket, Suffolk CB8 0AB

Offers Over £190,000

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A Victorian terraced home located on the edge of the town centre and enjoying off road parking to the rear.

Rather deceptive and enjoying sizeable rooms, this property boasts accommodation to include living room/dining room, kitchen, two good size bedrooms and a first floor bathroom.

Viewing recommended.

- **Victorian Terraced House**
- **Two Well Proportioned Bedrooms**
- **Viewing Highly Recommended**
- **Modern Kitchen**
- **Off Road Parking**
- **Spacious Living/Dining Room**
- **Convenient Location for Newmarket Town**

Living/Dining Room

Spacious living room with dual aspect windows overlooking front and rear aspects. Feature fireplace with ornate wooden surround with mantel and stone hearth. Radiator. Stairs leading to first floor. Doors to kitchen and front.

Kitchen

Modern kitchen with range of eye and base level cupboards and storage drawers with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric hob and stainless steel extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Slate tiled flooring. Window overlooking rear aspect. Radiator. Doors to living/dining room and rear garden.

Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap over. Attractively tiled to wet areas. Built-in storage airing cupboard. Obscured window.

Bedroom 1

Double bedroom with window overlooking rear aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 2

Well proportioned room with window overlooking front aspect. Built-in wardrobes. Radiator. Door to landing.

Outside - Front

Gravelled area with paved pathway leading to front door. Picket fence to boundary.

Outside - Rear

Enclosed off road parking area with paved pathway to side.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - A (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 62 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

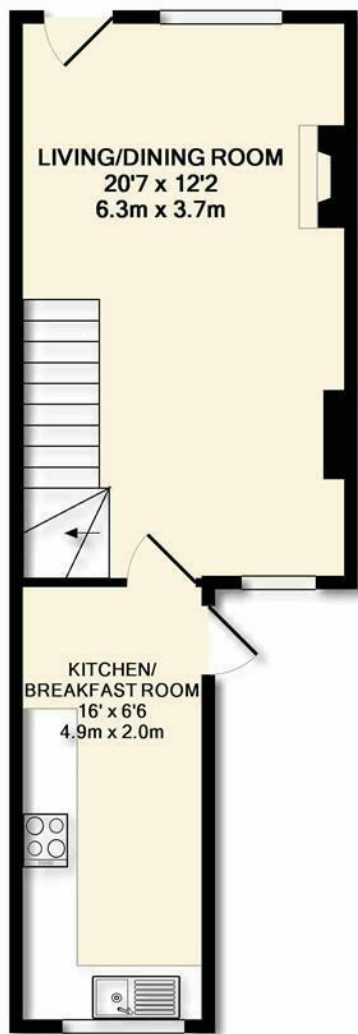
Mobile Signal/Coverage – Ofcom

advise likely on all networks

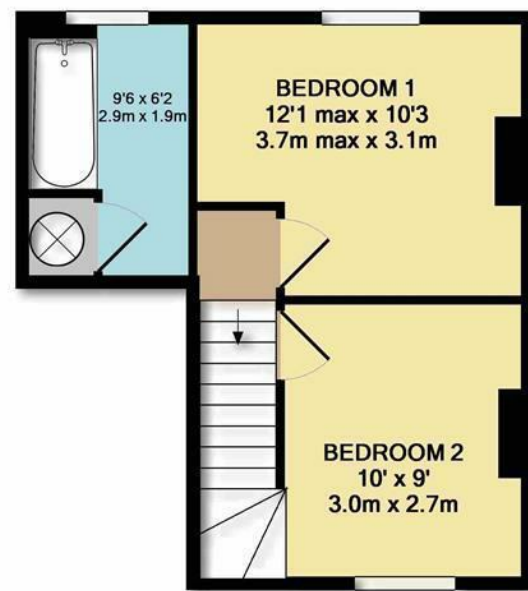
Rights of Way, Easements, Covenants

– None that the vendor is aware of





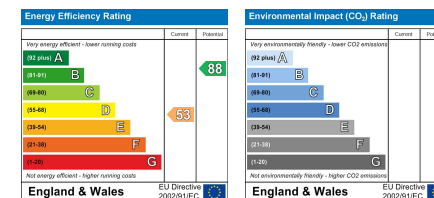
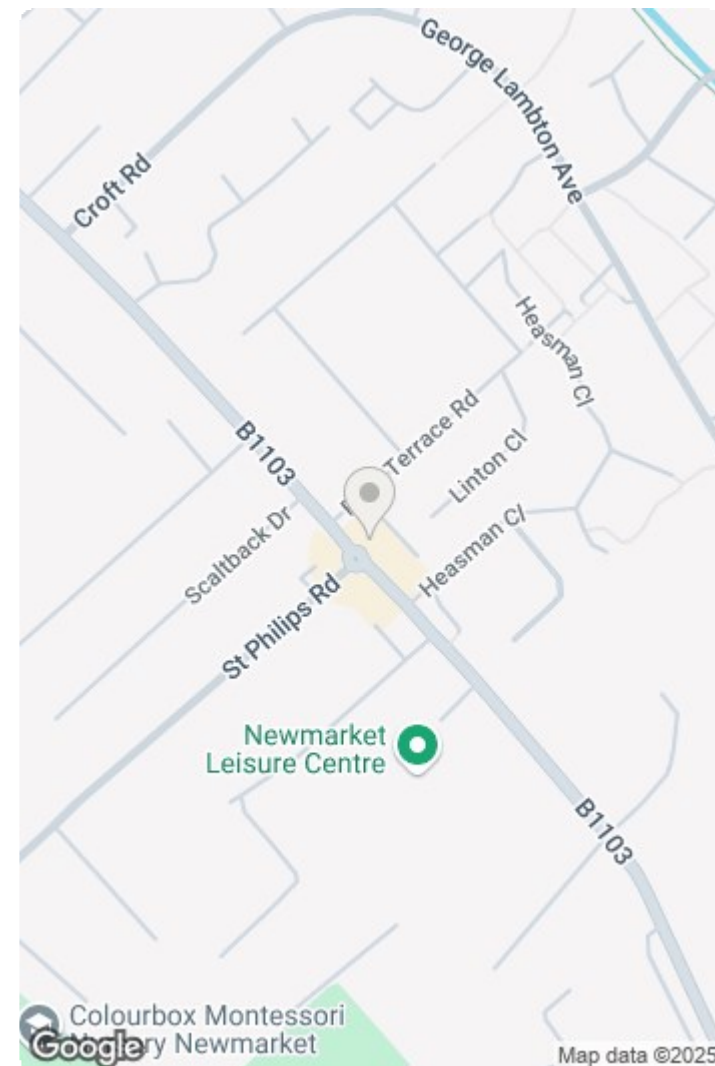
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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