



Oxford Street
Exning, Suffolk CB8 7EW
Guide Price £200,000

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A DETACHED period cottage nestling in the centre of this well served and popular village and within easy reach of the A14 and City of Cambridge.

Offering sizeable rooms throughout, this property enjoys living room with open fireplace, kitchen, double bedroom and a lovely refitted and generous size bathroom.

Externally the property offers a fully enclosed landscaped courtyard garden.

Accommodation Details:

Side entrance door through to the:

Kitchen 11'3" x 8'9" (3.45 x 2.69)

Fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset ceramic sink and drainer with mixer tap over, integrated oven and hob with extractor hood above, built-in fridge/freezer, space and plumbing for a washing machine. Tiled flooring, radiator, window and external door to the rear aspect. Entrance door to the side aspect.

Living Room 11'3" x 10'11" (3.45 x 3.35)

With open fireplace, TV connection point, radiator, storage cupboard and window to the front aspect.

Bedroom 11'11" x 11'2" (3.65 x 3.42)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

Bathroom 8'8" x 4'4" (2.66 x 1.34)

Modern fitted bathroom suite comprising a low level WC, pedestal hand basin, free standing roll-top bath with wall mounted shower and hand-held shower attachment, heated towel rail, part tiled walls, laid wooden style flooring, storage cupboard and obscured window to the rear aspect.

Outside - Rear

Enclosed courtyard style rear garden with timber garden shed and side pedestrian gate.

Outside - Front

Approached by a shared shingled pathway leading up to the side entrance.

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - A (West Suffolk)

Property Type - Detached
Property Construction - Standard

Number & Types of Room - Please refer to the floorplan
Square Meters - 45 SQM

Parking - N/A

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

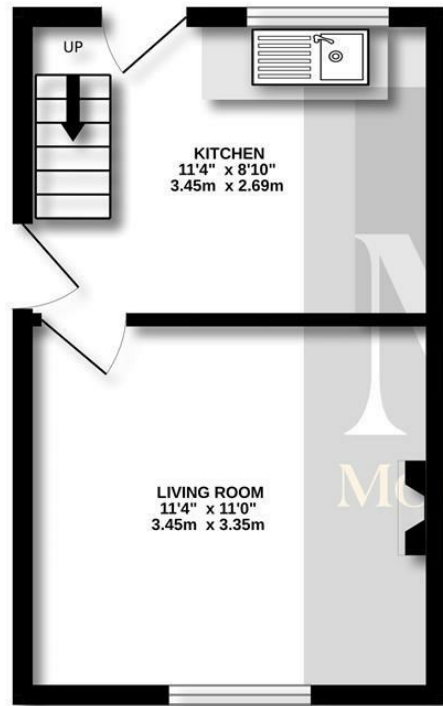
Broadband Connected - TBC
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Likely/Limited as advised by Ofcom

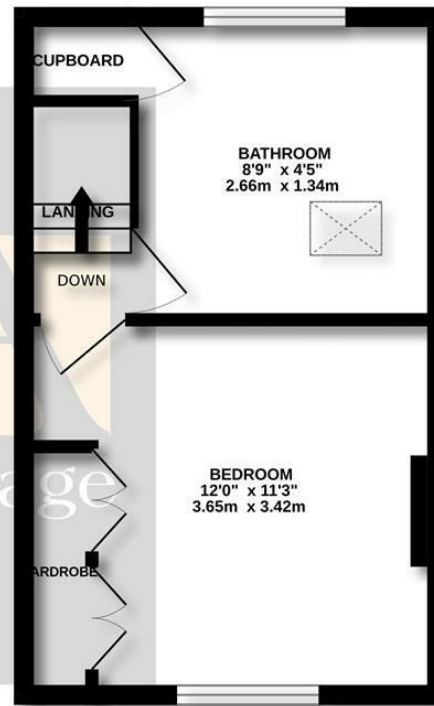
Rights of Way, Easements, Covenants - None that the vendor is aware of



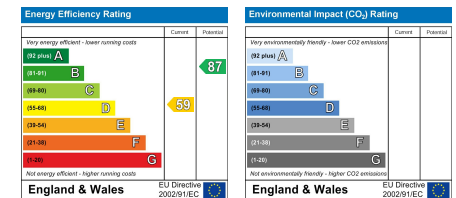
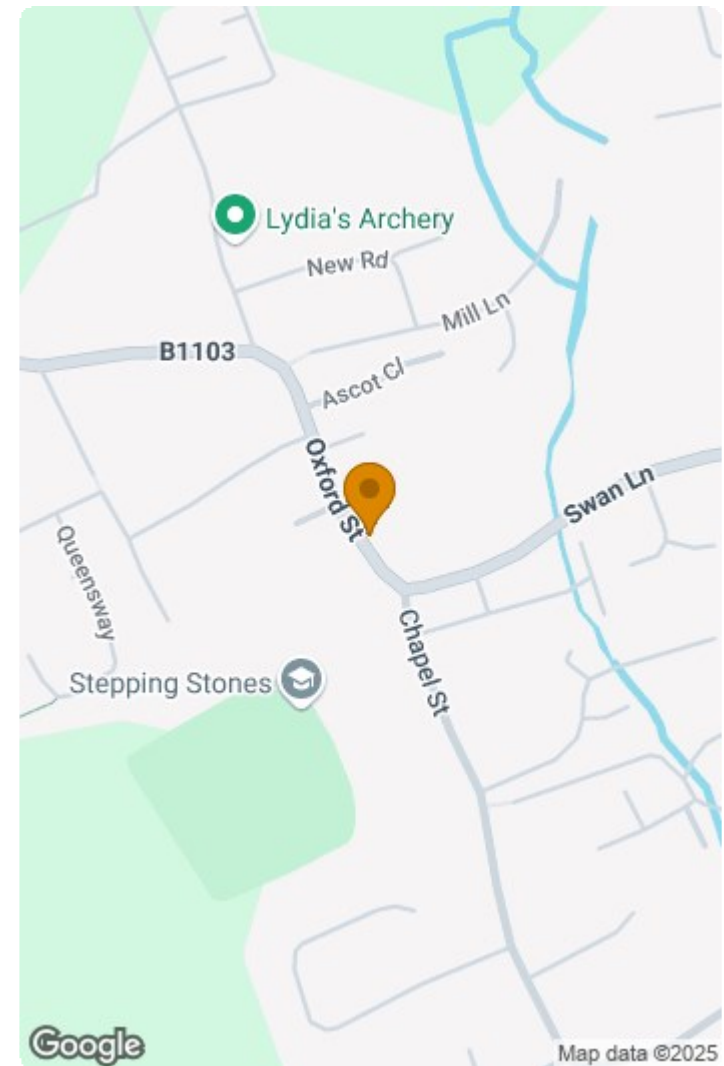
GROUND FLOOR



1ST FLOOR



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