



King George Avenue, Exning CB8 7ES

Guide Price £250,000

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A delightful terraced home with a lovely rear garden and good living space throughout in the heart of the popular village of Exning.

Accommodation comprises of an open plan living room/diner, a fitted kitchen, bathroom and three bedrooms. Externally, there is a private rear garden with patio area and a frontage that provides off road parking for two cars.

Really must be seen to be fully appreciated.

The village of Exning is a short drive away from the famous racing town of Newmarket and within easy reach of the A14 & Cambridge. Stanstead and the City of London are easily commutable. The village offers an appealing mix of amenities and life in the village always seems to be enjoyed, including a well regarded primary school.

Entrance Hall

With door leading to living/dining room. Stairs leading to first floor.

Kitchen 7'5" x 10'1" (2.28m x 3.08m)

Range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset gas hob over and stainless steel extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Built-in storage cupboard. Attractively tiled splashbacks. Tiled flooring. Window to side aspect. Doors leading to living/dining room, bathroom and rear garden.

Lounge/Dining Room 13'2" x 21'3" (4.03 x 6.49m)

Spacious living/dining room with LVT wood flooring. Feature fireplace with tiled surround and tiled hearth. Radiators. Dual aspect windows. Doors to entrance hall and kitchen.

Bathroom 7'5" x 4'7" (2.28m x 1.42m)

White suite comprising low level W.C.,

pedestal hand basin, and panelled bath with wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Obscured window. Door to kitchen.

Landing

Doors to all bedrooms. Stairs leading to ground floor.

Bedroom 1 13'11" x 10'6" (4.25m x 3.21m)

Spacious double bedroom with window to front aspect. Radiator. Door to landing.

Bedroom 2 11'2" x 7'7" (3.41m x 2.32m)

Double bedroom with window to rear aspect. Radiator. Door to landing.

Bedroom 3 8'2" x 6'3" (2.50m x 1.93m)

Well proportioned room with window to rear aspect. Radiator. Door to landing.

Outside - Front

Laid with gravel, providing off road parking area. Pathway leading to front door.

Outside - Rear

Enclose family garden with well maintained lawned area with attractive varied planted borders. Timber shed. Patio seating area to rear.

PROPERTY INFORMATION

EPC - D

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 Meters - 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, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

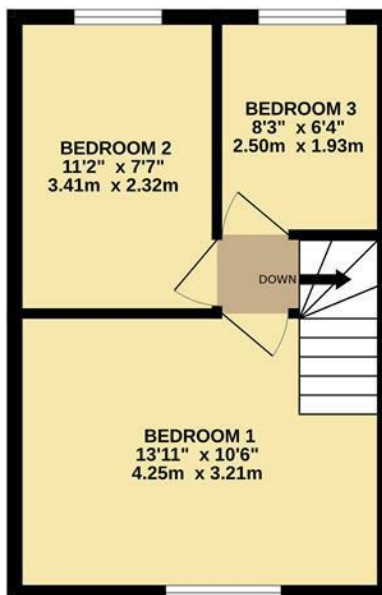
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

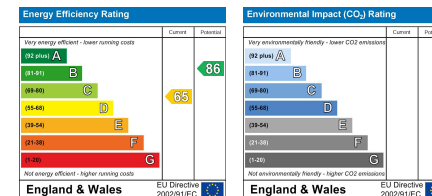
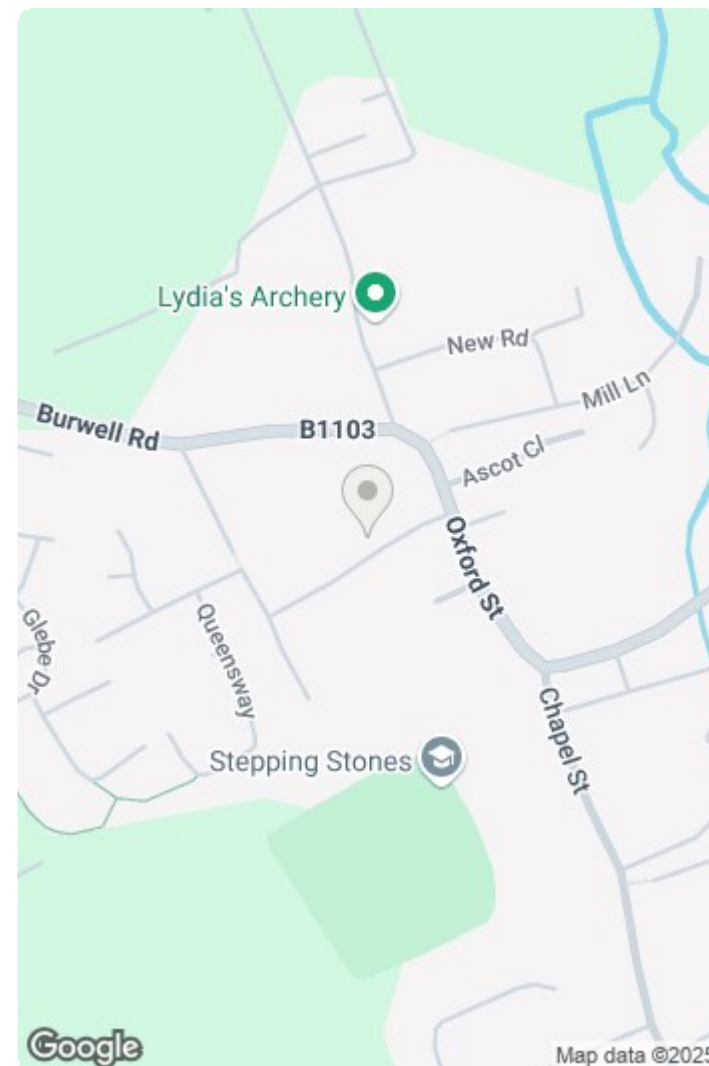


1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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