

**King George Avenue, Exning CB8 7ES** 

Guide Price £250,000



#### King George Avenue, Exning CB8 7ES

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 boarders. 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

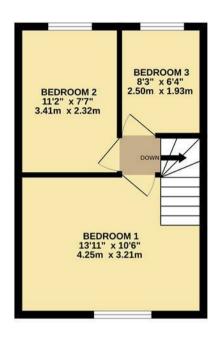


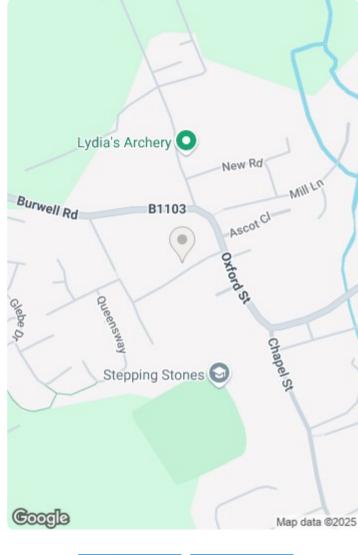


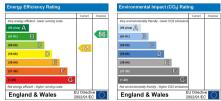


GROUND FLOOR 382 sq.ft. (35.5 sq.m.) approx. 1ST FLOOR 303 sq.ft. (28.1 sq.m.) approx.









TOTAL FLOOR AREA: 685 sq.ft. (63.7 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, footins and any other terms are approximate and no engoquetality is taken for any error, prospective purchaser. The services, systems and appliances shown have been ested and no guarante as to their operability or efficiency can be given.

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