



**Exning Road**  
**Newmarket, CB8 0AY**  
**Offers In Excess Of £250,000**

## Exning Road, Newmarket, CB8 0AY

A well presented terraced home on this popular street close to the town centre that benefits from private off road parking.

Newmarket is a thriving town, renowned as the home of horse racing, and has a bustling High Street with shops and restaurants, schools and sports facilities. The train station provides direct access to Cambridge and the town is well connected to the road network.

Accommodation is made up of a living room/diner, fitted kitchen, bathroom and three bedrooms.

Outside there is a long, south westerly facing rear garden with a summerhouse, various outbuildings and a driveway providing off road parking.

The property is available with no upward chain. Viewing is highly recommended

### About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

### Entrance Hall

With staircase rising to the first floor. Door though to the:

### Lounge/Diner 21'5" x 12'3" (6.55 x 3.75)

Good sized lounge/diner with TV connection point, useful storage cupboard, radiators, window to the front aspect, French door out to the rear garden and door through to the:

### Kitchen 10'2" x 7'2" (3.12 x 2.20)

Modern kitchen fitted with a range of matching eye and base level storage units with wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated double oven, electric hob with extractor hood above, fridge/freezer and dishwasher. Space and plumbing for a washing machine. Wall mounted boiler, laid wooden style flooring, window to the side aspect and door through to the:

### Bathroom

Three piece bathroom suite comprising a concealed WC, hand basin with vanity cupboard under, panelled bath with wall mounted shower and glass screen, heated towel rail, laid wooden style flooring and obscured window to the rear aspect.

### First Floor Landing

With access to through to the bedrooms.

### Bedroom 1 10'9" x 9'4" (3.30 x 2.87)

Double bedroom with storage cupboard, radiator, laid wooden style flooring and window to the front aspect.

### Bedroom 2 11'7" x 6'6" (3.55 x 2.00)

With radiator, laid wooden style flooring and window to the rear aspect.

### Bedroom 3 8'7" x 6'9" (2.64 x 2.08)

With radiator, laid wooden style flooring and window to the rear aspect.

### Outside - Front

Enclosed laid to shingle frontage. Shared pathway leading to the front entrance.

### Outside - Rear

Well presented rear garden mostly laid to lawn with ample paved patio seating area, useful outbuilding and pedestrian gate leading out to the driveway parking.

### Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 65 SQM

Parking – Off-road Parking

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

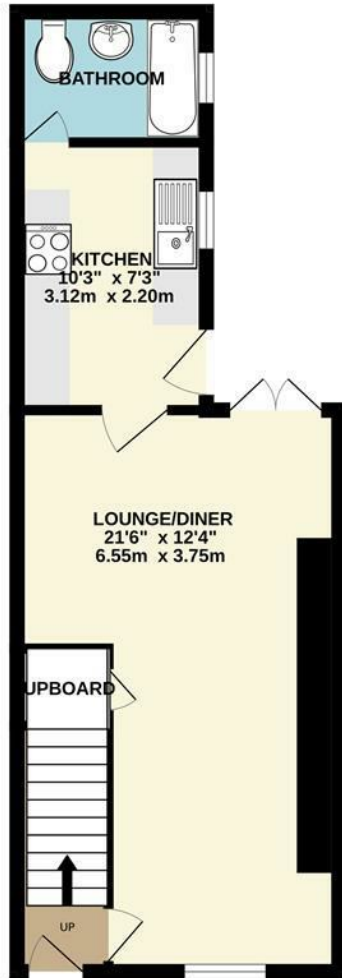
advise likely/limited on all networks

Rights of Way, Easements, Covenants

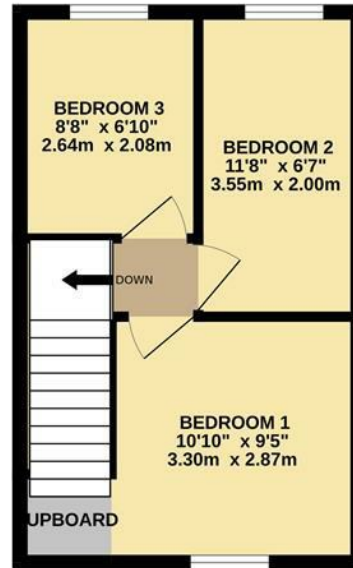
– None that the vendor is aware of



GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.

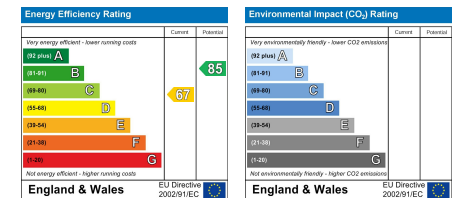
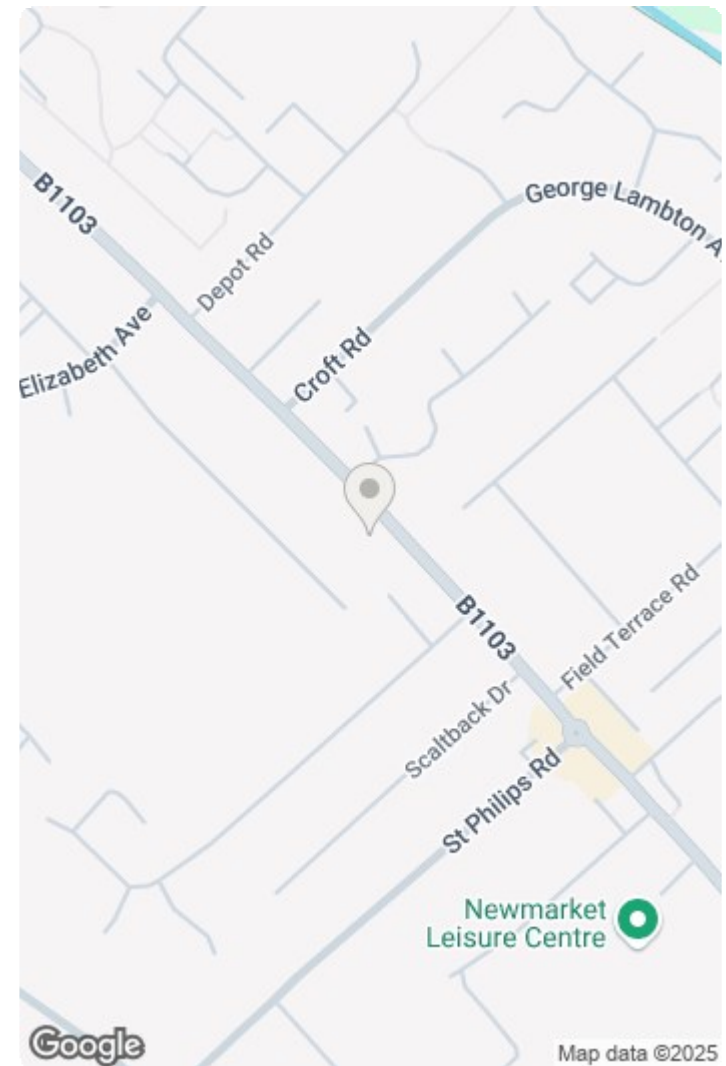


1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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