



69 Chapel Street
Exning, CB8 7HB
£240,000

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A Victorian end of terrace home set in the heart of this thriving and sought after village and enjoying the distinct advantage of parking to rear.

Rather deceptive and offering appealing open plan living, this property boasts accommodation to include living room kitchen/breakfast room, two bedrooms, first floor bathroom and useful loft space.

Externally the property offers a courtyard style rear garden and additional long garden to rear aspect.

No chain – viewing recommended.

Location

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience store, alongside essential amenities such as a primary school and recreational area. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

Property Details

EPC - D
Tenure - Freehold
Council Tax Band - B West Suffolk
Property Type - End Of Terrace
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 60 SQM
Parking – Driveway to rear
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 good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Living Room 11'1" x 12'1" (3.40 x 3.69)

With stairs rising to first floor. Window to front aspect. Radiator and opening through to:

Kitchen/Dining Room 9'6" x 12'0" (2.90 x 3.68)

Fitted with a range of matching eye and base level storage cupboards with wooden work top surface over. Stainless steel sink and drainer with mixer tap over. Integrated oven and hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Window to side aspect. Radiator. Window and door to rear aspect.

First Floor Landing

With doors leading to bedrooms and bathroom. Stairs rising to attic.

Bedroom 1 10'11" x 8'9" (3.34 x 2.67)

With window to front aspect. Radiator and cupboard.

Bedroom 2 13'0" x 5'7" (3.98 x 1.71)

With window to rear aspect. Radiator.

Bathroom 6'7" x 6'1" (2.02 x 1.87)

Three piece suite comprising low level WC, pedestal hand basin and bath with shower over. Radiator. Obscured window to rear.

Attic 11'10" x 21'9" (3.63 x 6.63)

With Velux window. Radiator.

Outside Rear

Decked patio area leading to long rear garden. Off road parking.



Ground Floor

Kitchen/Dining Room
2.90m x 3.68m
(9'6" x 12'1")

Living Room
3.40m x 3.69m
(11'2" x 12'1")

First Floor

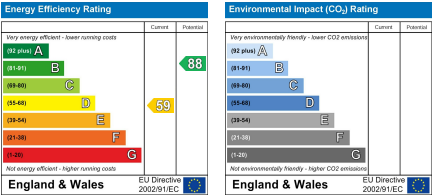
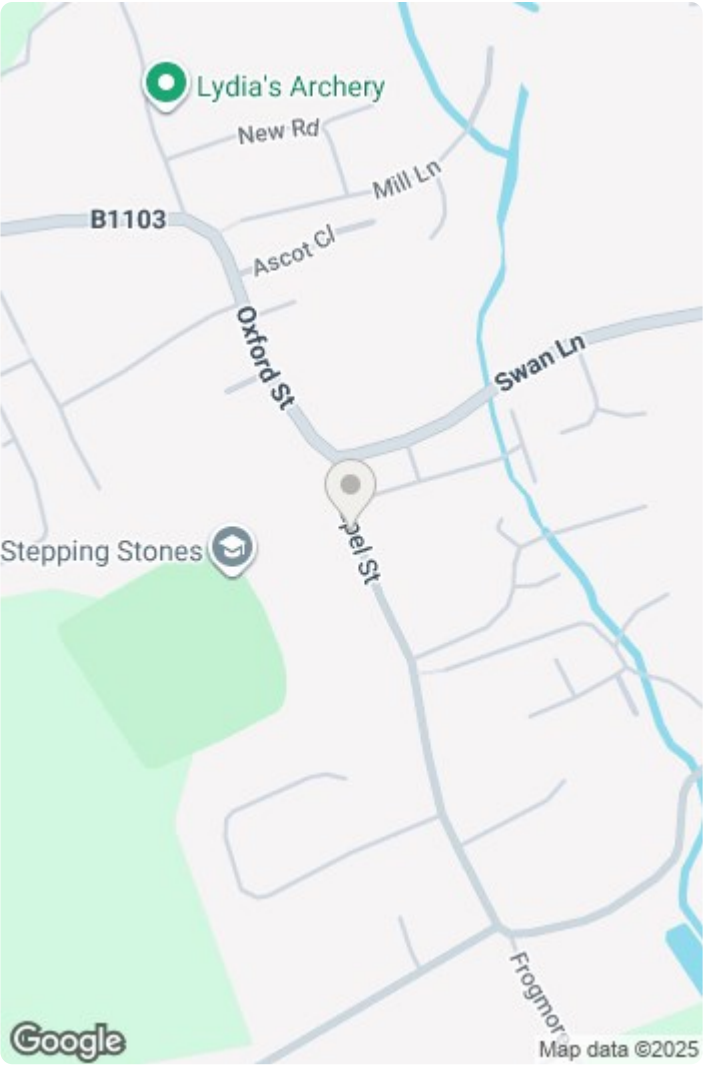
Bathroom
2.02m x 1.87m
(6'7" x 6'2")

Bedroom 2
2.98m x 1.71m
(9'9" x 5'7")

Bedroom 1
3.34m x 2.67m
(10'11" x 8'9")

Second Floor

Attic
3.63m x 3.63m
(11'11" x 11'11")



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

