



3 Griffin Gardens, Exning Road
Newmarket, CB8 0AF
Guide Price £260,000

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A modern family home set on the edge of the town centre and within walking distance of the town centre.

Cleverly designed and offering sizeable rooms, this property offers accommodation to include entrance hall, kitchen, cloakroom, living room/dining room, two double bedrooms and first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed garden and off road parking.

PROPERTY INFORMATION

EPC - B

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 –

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 on all networks

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

Location

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 doors leading to WC and sitting/dining room. Radiator. And opening into:

Kitchen 8'7" x 7'11" (2.64 x 2.43)

Fitted with a modern range of high gloss eye level and base storage cabinets with working top surfaces over, stainless steel sink with drainer and mixer tap, built in electric oven, separate hob with extractor hood above, integrated fridge freezer, space and plumbing for washing machine, tiled splashbacks, cupboard housing gas fired combination boiler, breakfast bar and window to the front aspect.

WC

With concealed unit WC, hand wash basin, built in storage cupboard and radiator.

Living/Dining Room 14'4" x 13'3" (4.39 x 4.05)

Staircase rising to the first floor, storage cupboard, radiator, windows

to the rear aspect and French doors opening out onto the garden.

First Floor Landing

Doors and access to:

Bedroom 1 13'3" x 10'5" (4.05 x 3.19)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

Bedroom 2 13'3" x 8'0" (4.05 x 2.46)

Radiator and window to the front aspect.

Bathroom 7'6" x 6'4" (2.30 x 1.94)

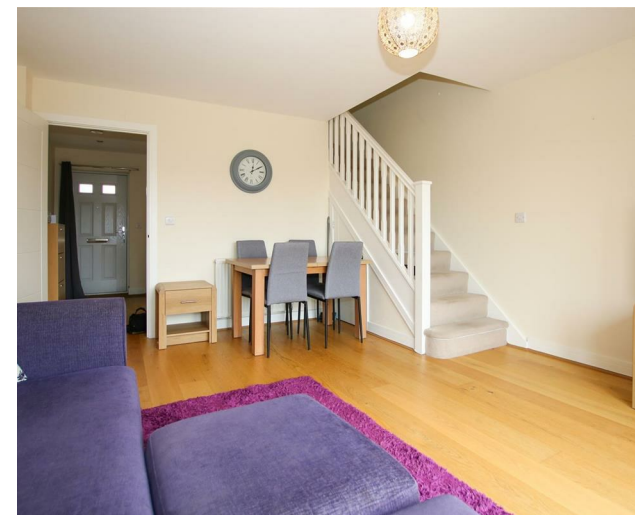
Suite comprising concealed unit WC, hand wash basin, panelled bath with shower over and heated towel rail.

Outside - Front

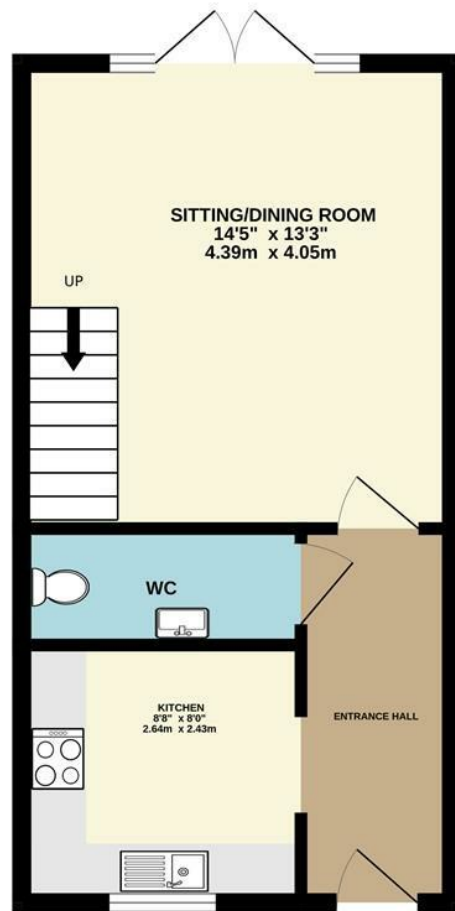
Gated entrance and wall surround.

Outside - Rear

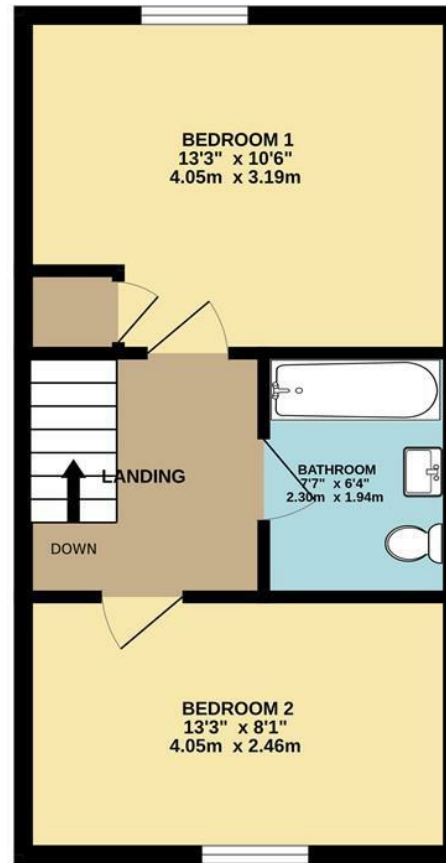
Enclosed rear garden with patio and gravelled areas. Gate leading to rear carpark.



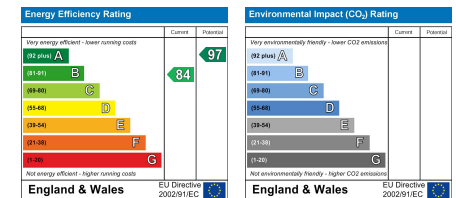
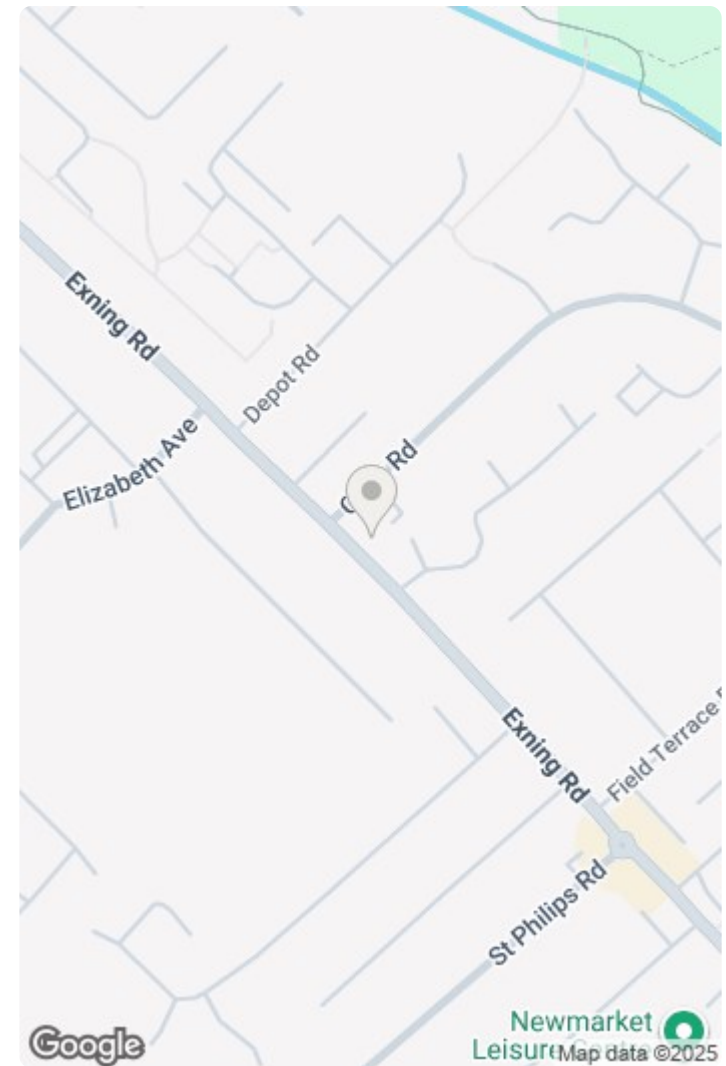
GROUND FLOOR



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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