

# 31 King George Avenue - Asking Price £200,000

Exning CB8 7ES



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# Asking Price £200,000

## The Property

Nestled in the charming residential area of Exning, this mid-terrace house on King George Avenue presents an excellent opportunity for those looking to create their ideal home. Built in 1960, the property boasts three well-proportioned bedrooms, making it perfect for families or those seeking extra space.

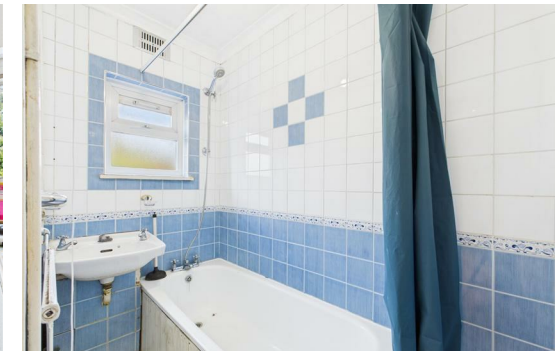
Upon entering, you will find a welcoming reception room that offers a versatile space for relaxation or entertaining guests. The layout provides a solid foundation for modernisation, allowing you to put your own stamp on the property and tailor it to your personal taste. While some updating is required, this presents a unique chance to enhance the home to your liking.

The location is particularly advantageous, with easy access to the A11 and the vibrant town of Newmarket, known for its rich history and excellent amenities. This desirable area is perfect for those who appreciate a blend of tranquillity and convenience, with local shops, schools, and parks within close proximity.

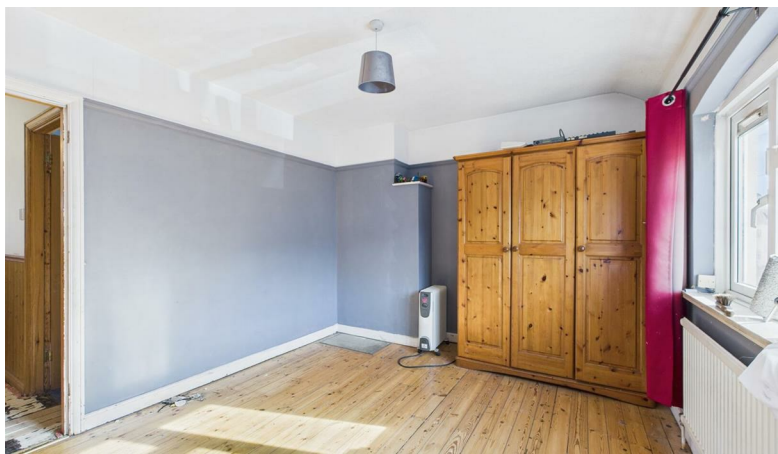
In summary, this property is a fantastic opportunity for buyers looking to invest in a home that they can truly make their own in a sought-after location. With its potential for modernisation and its prime position, this house is not to be missed.

## Features

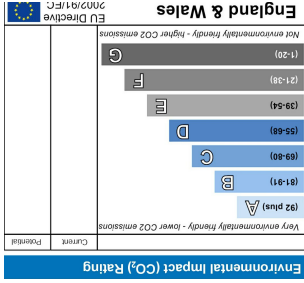
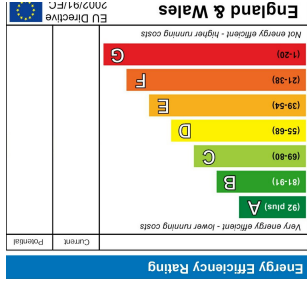
- 2 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Mid-terrace house
- Built in 1960
- Near A11 and Newmarket
- Desirable residential area
- Opportunity to modernise
- Close to local amenities
- Viewing recommended







These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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