



Exning Road, Newmarket, CB8 0AF

CHEFFINS

Exning Road

Newmarket,
CB8 0AF



Guide Price £220,000

- Period End Terraced Property
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Enclosed Rear Garden
- Views Over Allotments

A 3 bedroom period end of terrace property standing in an established residential area with an attractive aspect to the rear over allotments. The property is well presented and benefits from a sitting room with a fireplace with wood burning stove, a separate dining room and a fitted kitchen. Additional features include gas fired central heating, replacement uPVC double glazing and an attractive enclosed rear garden.





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

SITTING ROOM

with a half glazed entrance door, fireplace with wood burning stove, wood flooring, built-in shelving and storage.

DINING ROOM

with a door leading to the stairs to first floor, under stairs storage cupboard.

KITCHEN

with a range of fitted units comprising a stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted cupboards, space for freestanding oven with stainless steel extractor hood over, tiled flooring.

REAR LOBBY

with a built-in cupboard, space and plumbing for washing machine and wall mounted Ideal gas fired combination boiler, tiled flooring, half glazed uPVC door leading to the rear garden.

BATHROOM

with a bath with a shower over, pedestal hand basin with mixer tap, low level WC, tiled floor, part tiled walls.

FIRST FLOOR

LANDING

with access to the roof space.

BEDROOM 1

BEDROOM 2

BEDROOM 3

OUTSIDE

The front garden with a brick perimeter wall and gated access, lawned area and shrubs.

To the rear of the property is an enclosed garden laid to lawn with a raised decking area, outside light and outside tap.

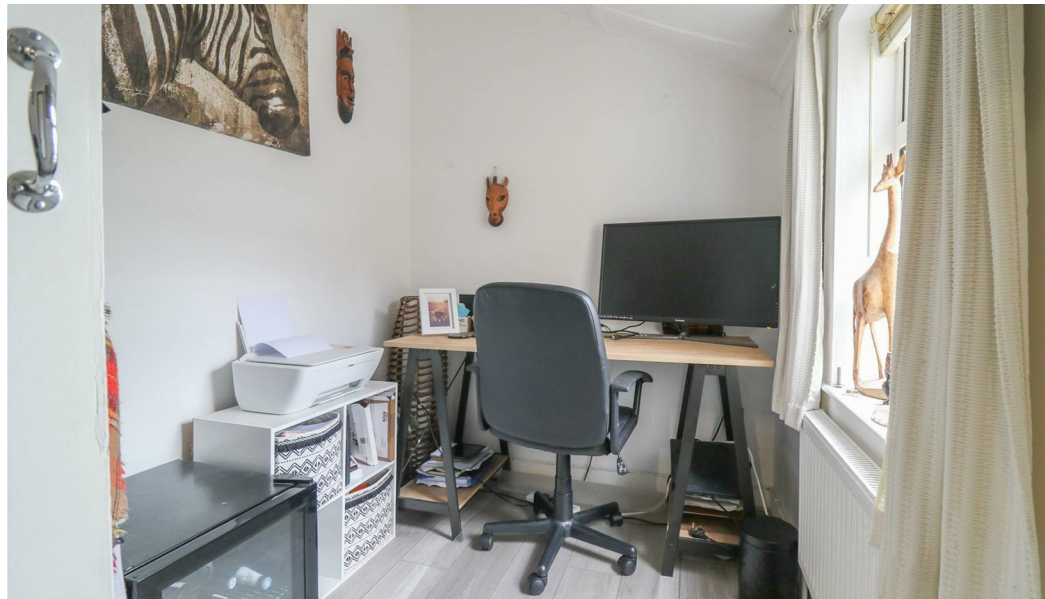
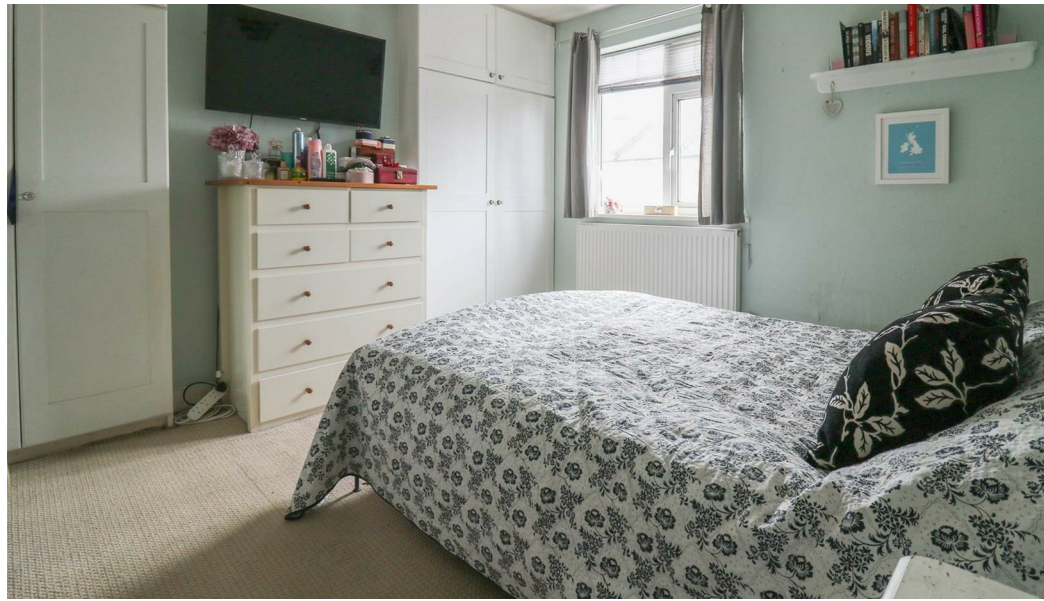
AGENTS NOTE


Number 148 has a pedestrian right of way leading over number 146 providing access to the rear of the property.

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 Local Authority - West Suffolk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.