



Exning Road, Newmarket, CB8 0AF

CHEFFINS

Exning Road

Newmarket,
CB8 0AF

- End Terraced Property
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Enclosed Rear Garden
- NO CHAIN

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 offered with NO CHAIN 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.

3 1 2

Guide Price £220,000





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.

LIVING 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**

At the front of the property is a lawned garden area with a brick perimeter wall and gated access.

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

Sales Agents Notes

Tenure – Freehold

Council Tax Band – B

Property Type – End Terraced House

Property Construction – Standard Brick

Number & Types of Room – Please refer to the floorplan

Square Footage – 710.41

Parking – On Street Parking

Heating sources – Gas central heating and wood burner in living room.




Flood risk – Surface Water (Medium Risk)

Rights of Way, Easements, Covenants – Number 148 has a pedestrian right of way leading over number 146 providing access to the rear of the property.

For more information on this property, please refer to the Material Information Brochure on our website.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.



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

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Local Authority – West Suffolk



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

