



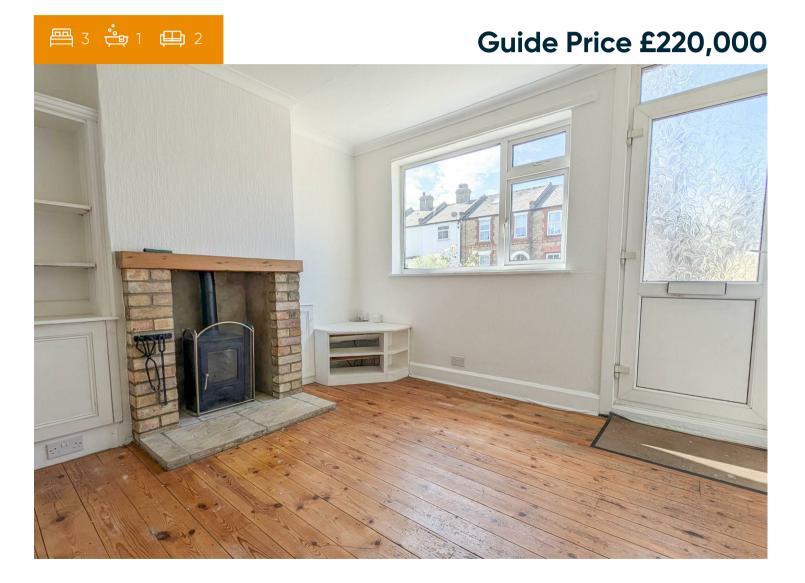


## **Exning Road**

Newmarket, CB8 OAF

- 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.



# CHEFFINS













### **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.

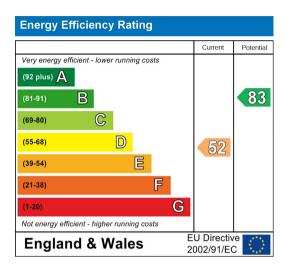
For more information on this property, please refer to the Material Information Brochure on our website.

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.

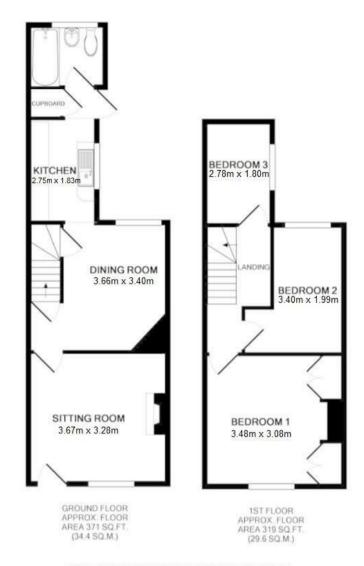




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Guide Price £220,000 Tenure - Freehold Council Tax Band - B Local Authority - West Suffolk



#### 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 Made with Methods (2015).





