



Church Street, Exning, Newmarket, Suffolk

Pocock + Shaw

28 Church Street  
Exning  
Newmarket  
Suffolk  
CB8 7EH

A charming 2 bedroom Victorian terraced house with NO CHAIN, standing in a popular village north of Newmarket. The property offers character throughout with a living room with a wood burning stove, wood flooring and a sash window, an open plan kitchen/dining room and a rear garden.

Guide Price £235,000



**Location** Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

### **Accommodation**

**Living room** with entrance door, wood flooring, fireplace with wood burning stove with tiled hearth, recessed storage cupboard and shelving, sash window to the front.

**Kitchen/dining room** with a range of base and wall mounted units with wood work surfaces over, sink and drainer with mixer tap, wall mounted gas boiler, built-in dishwasher and fridge freezer, free standing electric oven and hob, stairs to first floor, single glazed window to the rear.

**Rear hall** with ceramic tiled flooring, cupboard housing washing machine, stable door to the rear garden.

**Bathroom** with a low level WC, pedestal hand wash basin, panelled bath with shower over, ceramic tiled walls, glazed window to the side aspect.

### **First floor**

**Landing** with access to the loft space.

**Bedroom 1** with wood flooring, feature fireplace with wooden surround and ceramic hearth, double glazed sash window to the front aspect.

**Bedroom 2** with a built-in wardrobe, wood floor, double glazed window to the rear aspect.

**Outside** A front garden with a picket fence and a pathway leading to the front door. An enclosed rear garden is predominantly laid to lawn with a patio area and outside tap and a pleasant outlook over the neighbouring paddocks.

**AGENTS' NOTE** The property benefits from a pedestrian right of way over the adjoining house. This right of way continues across the garden for use by the neighbour on the other side.

**Tenure** The property is freehold.

### **Services**

Mains water, gas, drainage and electricity are connected.

The property is in Exning conservation area and the property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast 119Mbps, Ultrafast: 1000Mbps.

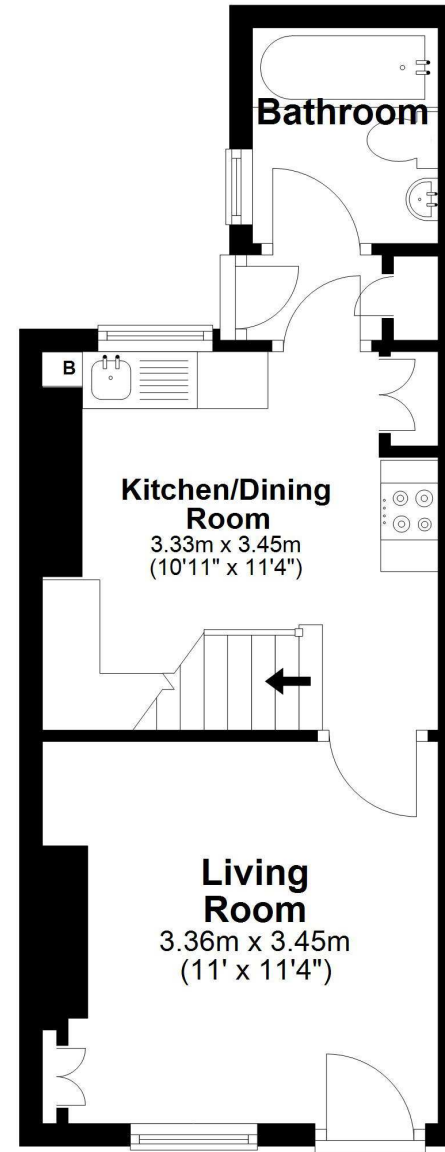
Mobile phone coverage by the four major carriers available.

EPC: D

**Council Tax** B West Suffolk District Council

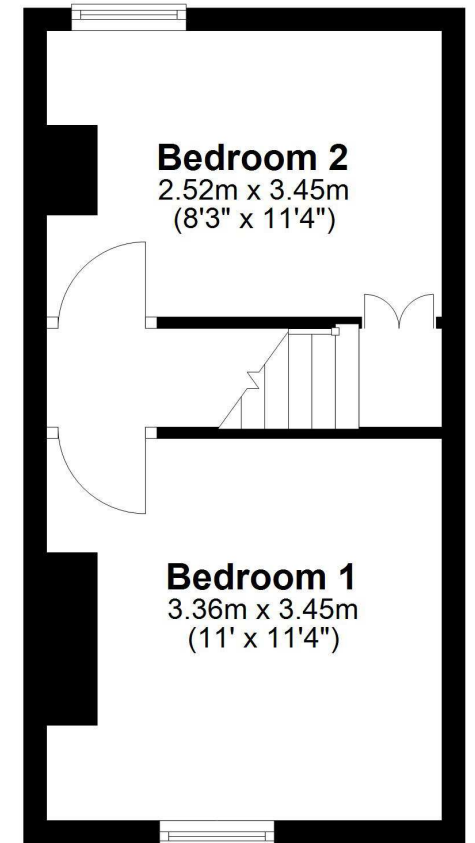
**Viewing** By Arrangement with Pocock + Shaw PBS





Total area: approx.

52.0 sq. metres (560.0 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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