



MA
Morris Armitage
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for sale

**23, St. Wendreds Way, Exning
Newmarket, CB8 7HJ
£220,000**

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23, St. Wendreds Way, Newmarket, CB8 7HJ

An established end of terrace family home standing within this well served and popular village and enjoying tremendous size rear garden.

Requiring some modernisation and improvement, this property offers huge scope and currently boasts accommodation to include entrance hall, living room/dining room, kitchen, two double bedrooms and bathroom.

Externally the property offers a mature and fully enclosed garden.

Entrance Hall

Door leading to:

Living Room

12'4" x 10'9"

Window to front aspect, opening leading through to dining room.

Dining room

9'8" x 7'1"

French doors to rear garden.

Kitchen

11'9" x 7'5"

Fitted with a range of eye level and base level units, with worktop over. Stainless steel sink, room for oven and under-counter fridge. Window to back aspect. Internal door leading to entrance hall, external door leading to side passage.

Bedroom 1

14'6" x 10'0"

Built in storage cupboard, window to front aspect.

Bedroom 2

11'7" x 9'10"

Built in storage, window to rear aspect.

Bathroom

Suite comprising of panelled bath, handwash basin and WC. Window to rear aspect.

Outbuilding

13'1" x 4'7"

Outside Area Front

Mostly laid to lawn with mature shrubberies. Dropped curb with space for 1 car.

Outside Area Rear

Enclosed garden with patio area, a grass lawn and mature shrubberies.

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Property Information

EPC - C

Tenure - Freehold

Council Tax Band - B - West Suffolk

Property Type - Semi-detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 64 SQM

Parking – On-road parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Mains - Gas

Broadband Connected - Ultrafast broadband

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

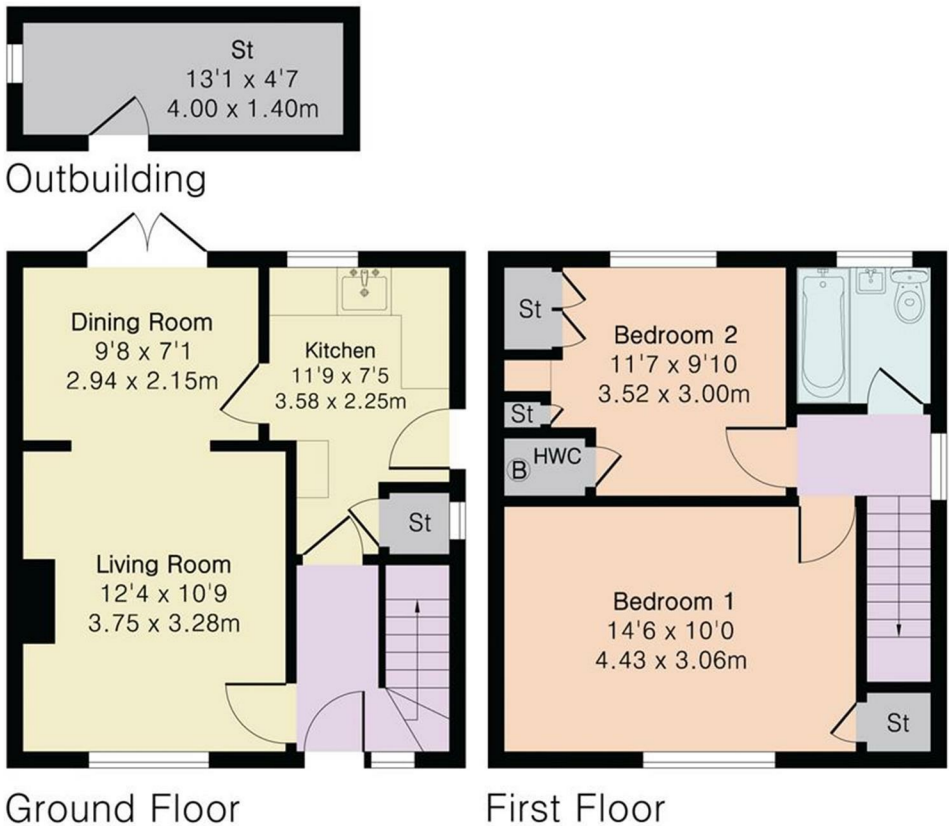
AGENTS NOTE

A section at the bottom of the garden is council owned land which the seller has had free use of since the 1960's.



Approximate Gross Internal Area 692 sq ft - 64 sq m
(Excluding Outbuilding)

Ground Floor Area 346 sq ft – 32 sq m
First Floor Area 346 sq ft – 32 sq m
Outbuilding Area 60 sq ft – 6 sq m



- Popular Village Location
- Two Generous Sized Bedrooms
- Scope For Refurbishment
- Enclosed garden
- Tremendous Size Rear Garden
- NO CHAIN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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