



Chapel Street, Exning, CB8 7HB

CHEFFINS

Chapel Street

Exning,
CB8 7HB

- Extended Victorian Cottage
- 3 Bedrooms
- First Floor Bathroom
- Open Plan Kitchen/Dining Room
- Long Rear Garden
- Close to Village Amenities
- Well Presented Accommodation
- Convenient Access onto A11 & A14

A beautifully presented 3 bedroom extended Victorian home, ideally situated within easy reach of local village amenities and excellent transport links. The property offers an impressive open plan kitchen/dining room opening onto the rear garden and a separate living room with a feature fireplace. Upstairs, there are 3 bedrooms and a family bathroom. Outside, the property benefits from an enclosed front garden area and a generously sized, long rear garden, providing excellent outdoor space.

3 1 2

Offers In Excess Of £300,000





LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

LIVING ROOM

with entrance door, exposed brick fireplace with brick hearth, radiator, double glazed window to the front aspect.

KITCHEN/DINING ROOM

An impressive open plan room featuring skylights, a double glazed window to the rear aspect, French doors opening out to the garden terrace, radiator, large built-in storage cupboards, stairs leading up to the first floor.

The kitchen comprises a range of wall and base mounted units with wooden work surfaces over, ceramic sink, breakfast bar, a range of integrated appliances include a double oven with 5 ring gas hob and extractor hood over, dishwasher, fridge, freezer and washing machine.

FIRST FLOOR**LANDING****BEDROOM 1**

with a cast iron fireplace, radiator, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a radiator, window to the front aspect.

BATHROOM

Three steps lead down into the bathroom comprising a side panelled bath with shower over, concealed cistern low level WC, vanity hand wash basin, built-in storage, cupboard housing the gas fired boiler, chrome heated towel rail, window to the rear aspect.

OUTSIDE

The property benefits from a long rear garden mainly laid to lawn with flower and shrub borders, a small pond and 2 timber built sheds.

Adjoining the property is an enclosed patio seating area with steps leading up to the remainder of the garden and at the rear of the garden is a further decked seating space.

The front of the property is enclosed by a short brick wall with gated access, a paved pathway leads to the entrance door and a timber bin store.

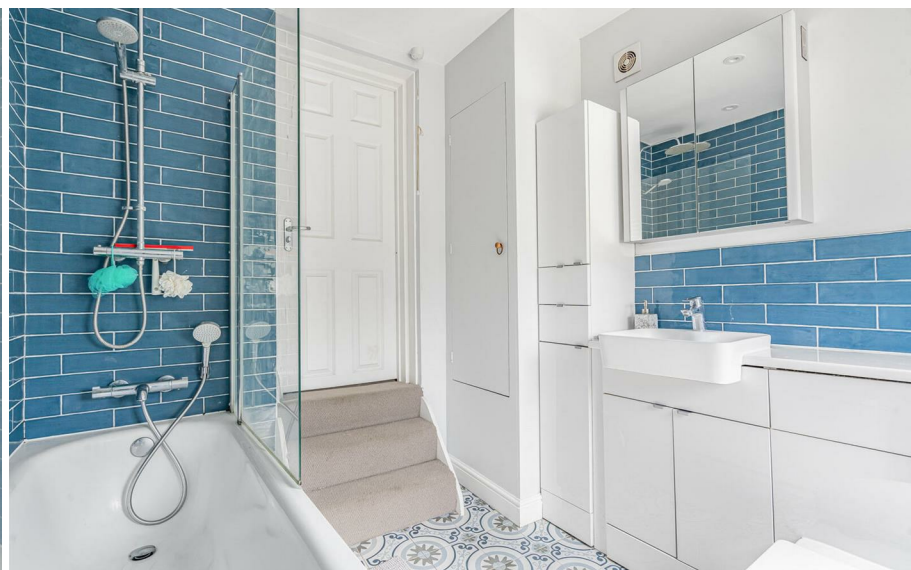
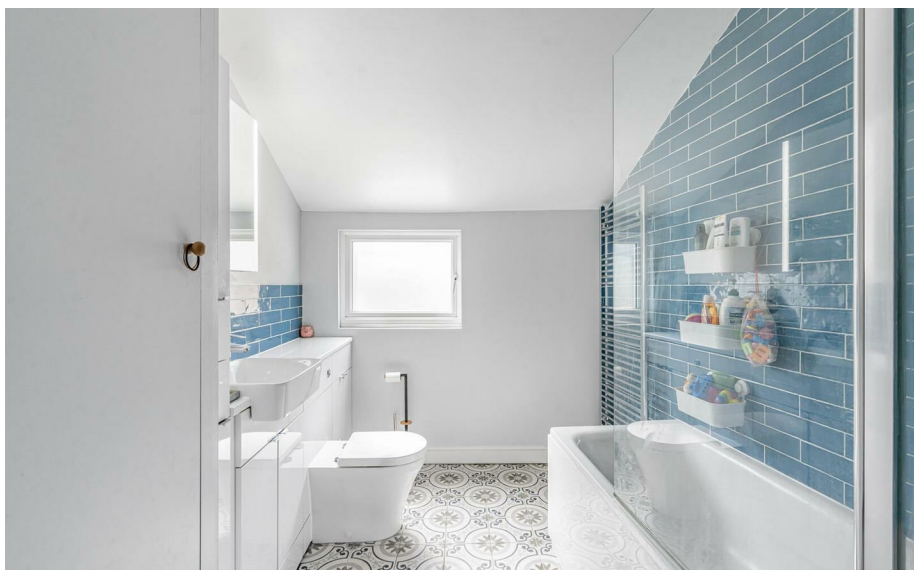
SALES AGENTS NOTES

The property is located in Exning conservation area.

The property benefits from a right of way over the neighbours (no 81's) garden to access the passageway.

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



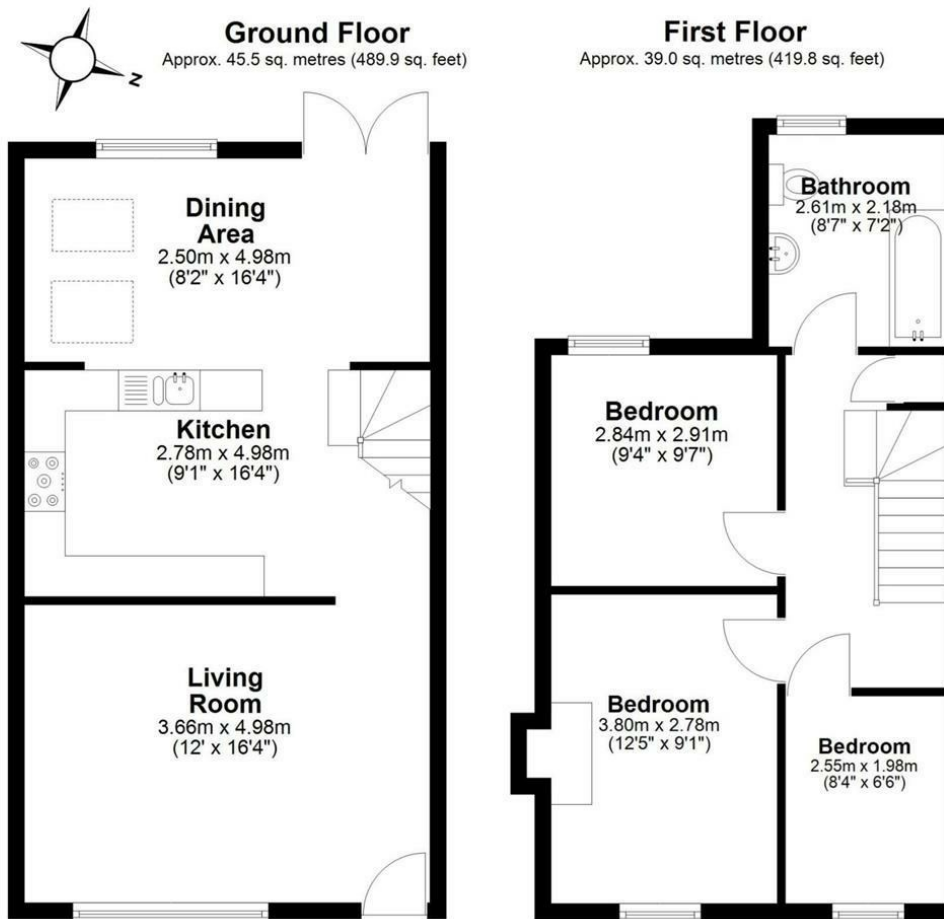


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £300,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – West Suffolk







This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

