



**Exning Road, Newmarket CB8 0AY**

**Guide Price £190,000**

## Exning Road, Newmarket CB8 0AY

**This three bedroom, end of terraced house presents an excellent opportunity for investors, offering great potential.**

**With no onward chain and situated within easy walking distance to numerous amenities, the property requires full renovation with accommodation currently comprising of an open plan living/dining, kitchen, a downstairs bathroom, and three bedrooms.**

**Outside, there is a front garden, with a pathway to the side of the house with access to the rear garden. An access road to the rear gives access to the long rear garden and garage.**

### Viewing recommended

#### Entrance Hall

With stairs leading to the landing. Door to the living/dining room.

#### Living/Dining Room 27'6" x 19'1" (8.40m x 5.84m)

Spacious room with dual aspect windows. Understairs storage cupboard. Doors leading to the entrance hall and kitchen.

#### Kitchen 12'5" x 10'6" (3.81m x 3.22m)

With some plumbing in place. Window to the side aspect. Doors leading to the living/dining room, bathroom and rear garden.

#### Bathroom 10'6" x 8'1" (3.22m x 2.48m)

Currently fitted with white suite comprising low level WC, handbasin and panelled bath with shower over. Obscured window. Door to the kitchen

#### Landing

With doors leading to all bedrooms. Stairs to the entrance hall.

#### Bedroom 1 19'0" x 10'6" (5.80m x 3.21m)

With window to the rear aspect. Door to the landing.

#### Bedroom 2 17'6" x 9'1" (5.35m x 2.78m)

With window to the rear aspect. Door to the landing.

#### Bedroom 3 12'11" x 9'9" (3.95m x 2.98)

With window to the front aspect. Door leading to the landing.

#### Garage

With up and over door.

#### Outside

Lawned areas to the front with pathway leading to the front door and pathway to the side accessing the rear garden. The rear garden is fenced either side, with gate to the side of the house. Access to the rear road and garage.

#### PROPERTY INFORMATION

EPC - D (prior to works being started)

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 82 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

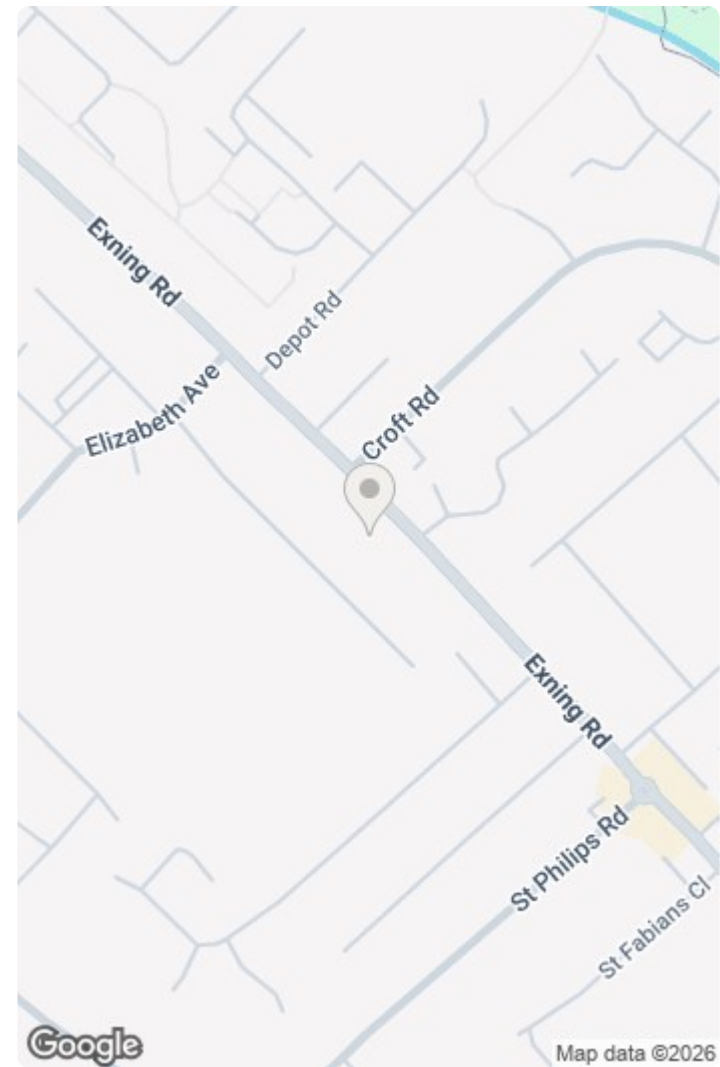
#### Location

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.

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs 92-100 (A)			Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 (A)		
81-91 (B)			81-91 (B)		
71-80 (C)			71-80 (C)		
61-70 (D)			61-70 (D)		
51-60 (E)			51-60 (E)		
41-50 (F)			41-50 (F)		
31-40 (G)			31-40 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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