



Exning Road, Newmarket, CB8 0AB

**CHEFFINS**

## Exning Road

Newmarket,  
CB8 0AB

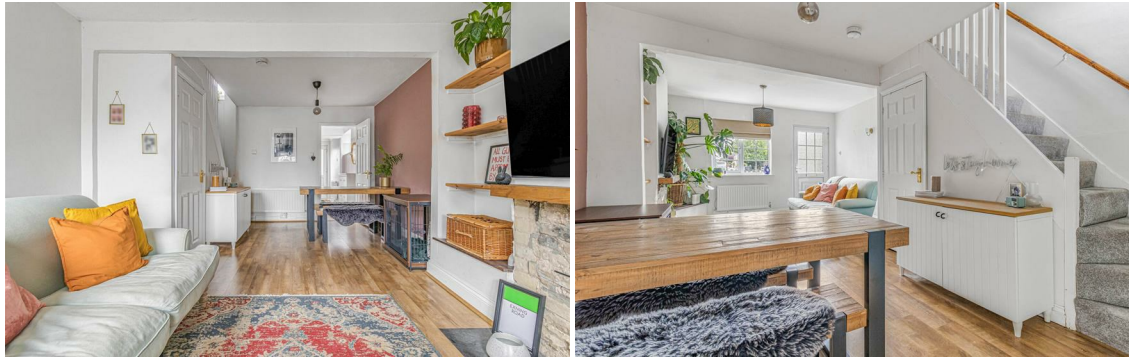
- Mid-Terraced Property
- Well Presented Throughout
- 2 Double Bedrooms
- Open Plan Living/Dining Area
- Refitted Kitchen & Bathroom
- Close to Town Centre
- Off-Road Parking/Garden to rear

A beautifully presented mid-terrace home, ideally situated within easy walking distance of the High Street and local amenities. The accommodation features a spacious open plan living and dining area, a refitted modern kitchen and bathroom and 2 double bedrooms. To the rear the property benefits from a gravelled area providing off-road parking for 1 car, which can alternatively be enclosed to create a private garden space. Viewing Essential.

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**Guide Price £235,000**



## 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 double glazed entrance door, double glazed window overlooking the front garden, radiator, built-in shelving, exposed brickwork fireplace with slate tiles, laminate flooring. Open plan with the dining area.

**DINING AREA**

with a radiator, stairs to the first floor, under stairs storage cupboard.

**INNER HALLWAY**

with laminate flooring and a double glazed window to the side aspect.

**BATHROOM**

A refitted suite comprising a low level WC, vanity wash hand basin, 'P' shaped bath with shower over, heated towel rail, velux skylight, tiled splashbacks.

**KITCHEN**

A refitted kitchen comprising a range of wall and base units with work surfaces over, built-in Lamona electric oven and hob with extractor hood over, stainless steel sink, space and plumbing for appliances, tiled splashbacks, inset spotlights, radiator, laminate flooring, double glazed window overlooking the rear and a double glazed door to the rear garden.

**FIRST FLOOR****LANDING**

with loft access (boarded with a pull down ladder).

**BEDROOM 1**

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

**BEDROOM 2**

with a cupboard housing the gas fired boiler, radiator, double glazed windows to the rear aspect.

**OUTSIDE**


The front garden is laid to plum slate chippings and is enclosed by a timber picket fence with gated access and pathway.

To the rear is an area laid to shingle which is currently used as an off-road parking space with an EV charging point (accessed from Field Terrace road). Alternatively this area could be enclosed and utilised as a private garden.

**SALES AGENTS NOTES**

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £235,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - West Suffolk

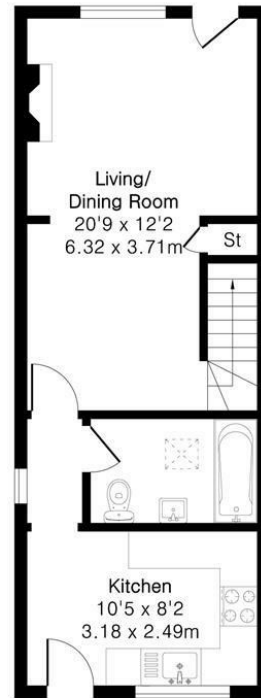




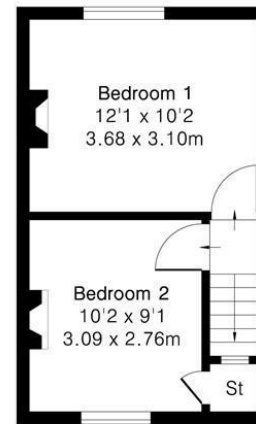
**Approximate Gross Internal Area 681 sq ft - 63 sq m**

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 252 sq ft – 23 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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](http://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.

