



Chapel Street, Exning CB8 7HB

Guide Price £220,000

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A Victorian end of terrace home set in the heart of this thriving and sought after village and enjoying the distinct advantage of parking to rear.

Rather deceptive and offering appealing open plan living, this property boasts accommodation to include living room, kitchen/breakfast room, two bedrooms, first floor bathroom and useful loft space.

Externally the property offers a courtyard style rear garden and additional long garden to rear aspect.

No chain – viewing recommended.

Location

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience store, alongside essential amenities such as a primary school and recreational area. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

Property Details

EPC - D

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 - 60 SQM

Parking – Driveway to rear

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom

advise good on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

Living Room 11'1" x 12'1" (3.40 x 3.69)

With stairs rising to first floor. Window to front aspect. Radiator and opening through to:

Kitchen/Dining Room 9'6" x 12'0" (2.90 x 3.68)

Fitted with a range of matching eye and base level storage cupboards with wooden work top surface over. Stainless steel sink and drainer with mixer tap over. Integrated oven and hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Window to side aspect. Radiator. Window and door to rear aspect.

First Floor Landing

With doors leading to bedrooms and bathroom. Stairs rising to attic.

Bedroom 1 10'11" x 8'9" (3.34 x 2.67)

With window to front aspect. Radiator and cupboard.

Bedroom 2 13'0" x 5'7" (3.98 x 1.71)

With window to rear aspect. Radiator.

Bathroom 6'7" x 6'1" (2.02 x 1.87)

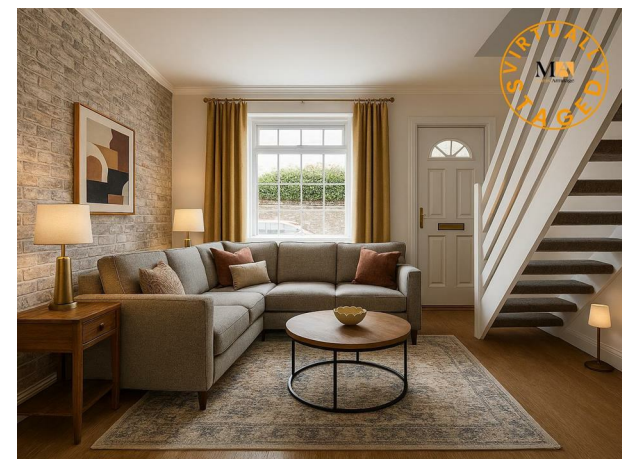
Three piece suite comprising low level WC, pedestal hand basin and bath with shower over. Radiator. Obscured window to rear.

Attic 11'10" x 21'9" (3.63 x 6.63)

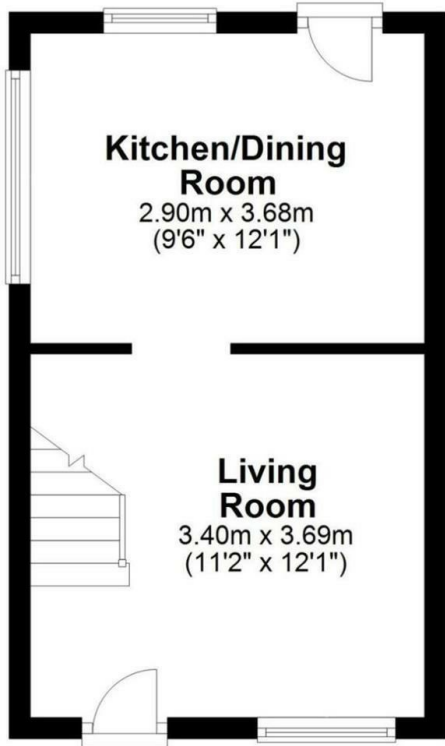
With Velux window. Radiator.

Outside Rear

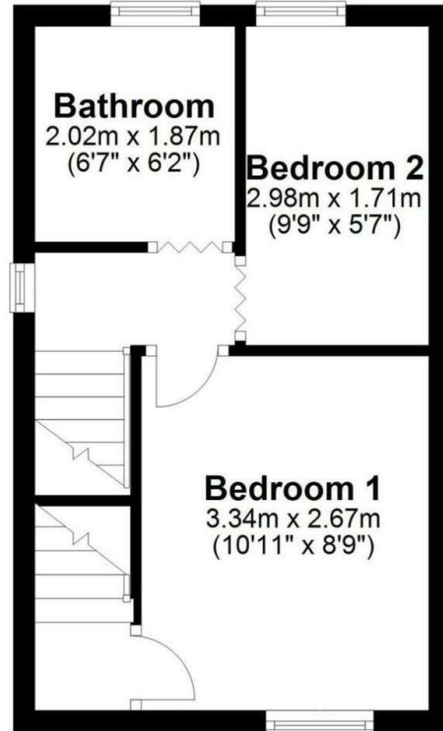
Decked patio area leading to long rear garden. Off road parking.



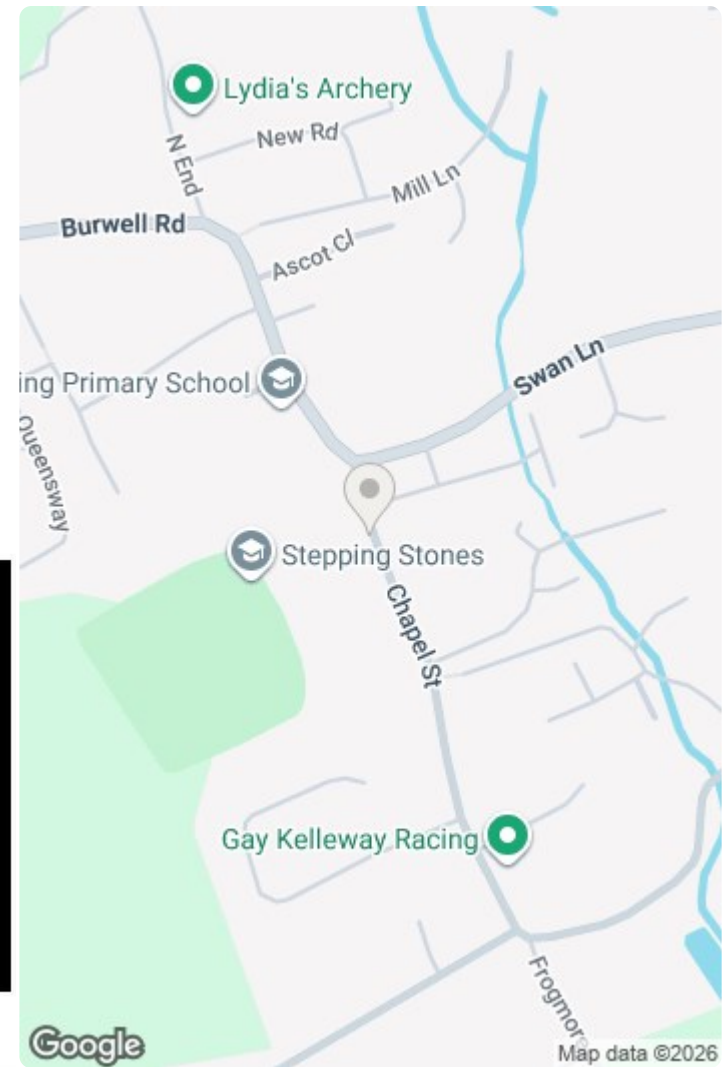
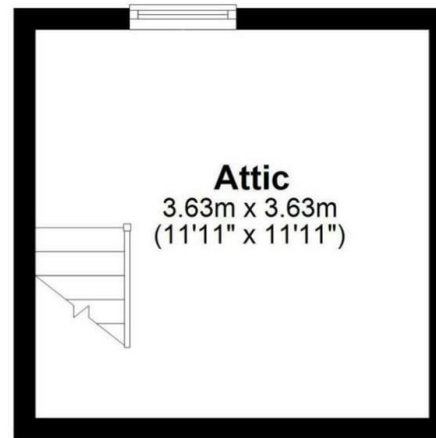
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	88	A	A
59	88	B	A
	88	C	B
	88	D	C
	88	E	D
	88	F	E
	88	G	F
	88		G

Not energy efficient - higher running costs | EU Directive 2002/91/EC | England & Wales

Not environmentally friendly - higher CO₂ emissions | EU Directive 2002/91/EC | England & Wales

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