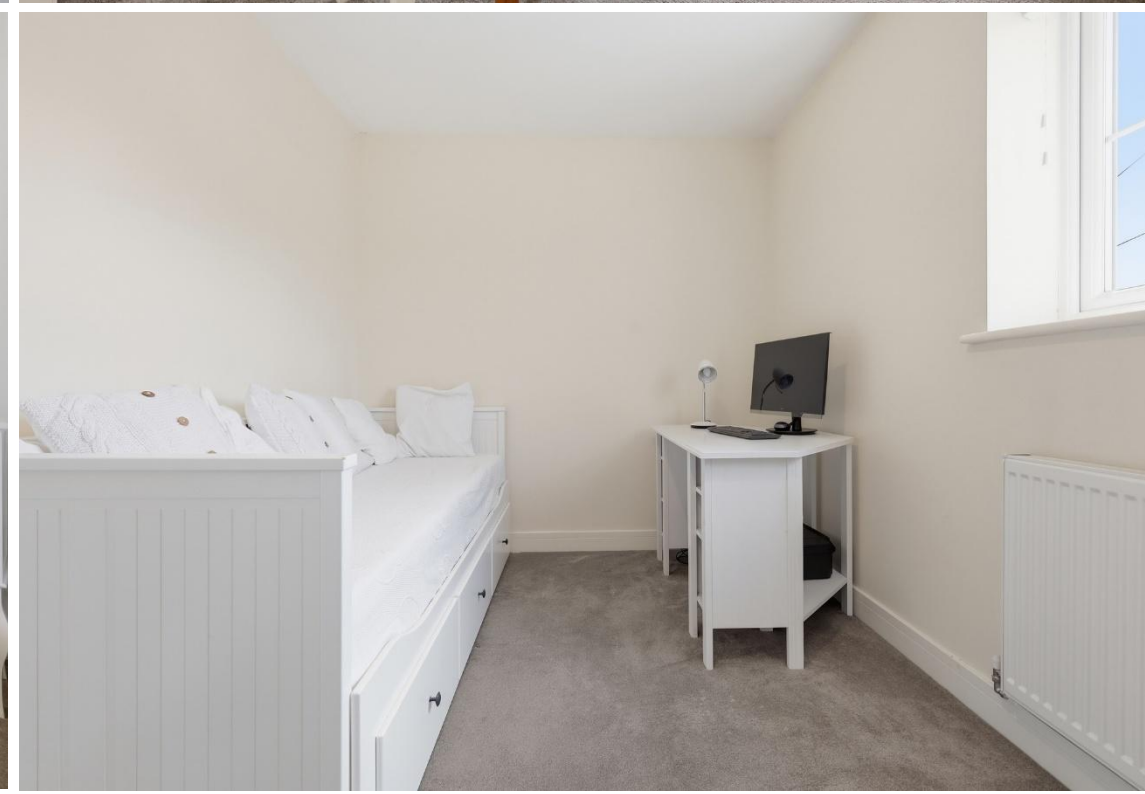




**5 Griffin Gardens,
Newmarket**

**DAVID
BURR**



5 Griffin Gardens, Exning Road, CB8 0AF

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A stylish two-bedroom terraced home, occupying a pleasant position within an exclusive development of just a handful of properties. Offering well-planned accommodation finished to a modern standard throughout, the property benefits from two generous double bedrooms, an enclosed rear garden, allocated parking, and additional visitor parking.

A modern and well-presented two-bedroom home, offering stylish accommodation, a private garden and allocated parking within an exclusive small-scale development.

Ground Floor

ENTRANCE HALL

A bright and inviting entrance hall providing access to the principal ground floor accommodation.

KITCHEN

Well-equipped with a range of fitted wall and base units beneath worktop surfaces. Integrated appliances include an electric oven, four-ring electric hob with extractor hood over, and a fridge/freezer. There is also an inset stainless steel sink with mixer tap, space and plumbing for a washing machine, and a window overlooking the front aspect.

CLOAKROOM

Fitted with a WC and wash hand basin, complemented by tiled flooring.

LOUNGE/DINING ROOM

A spacious open-plan reception room providing ample space for both sitting and dining areas. Stairs rise to the first floor with useful understairs storage beneath, whilst French doors open directly onto the rear garden.

First Floor

LANDING

With access to the loft space, and doors leading to the bedrooms and bathroom.

BEDROOM 1

A generous double bedroom overlooking the rear garden, benefiting from a built-in storage cupboard and fitted wardrobes.

BEDROOM 2

A comfortable second double bedroom with fitted wardrobes, enjoying views over the front aspect.

BATHROOM

Stylishly finished suite comprising a panelled bath with shower over and glass shower screen, WC and wash hand basin.

Outside

The enclosed rear garden has been designed with ease of maintenance in mind, providing an ideal setting for outdoor dining and relaxation. An allocated parking space is located nearby, together with additional visitor parking for residents and guests.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND B. (£1,828.92 per annum)

EPC B.

TENURE Freehold.

AGENTS NOTE There is an annual service charge for maintenance of the car park and communal areas of circa £347.50 per annum.

CONSTRUCTION TYPE Brick construction under artificial slate tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS doted.zaps.gravitate

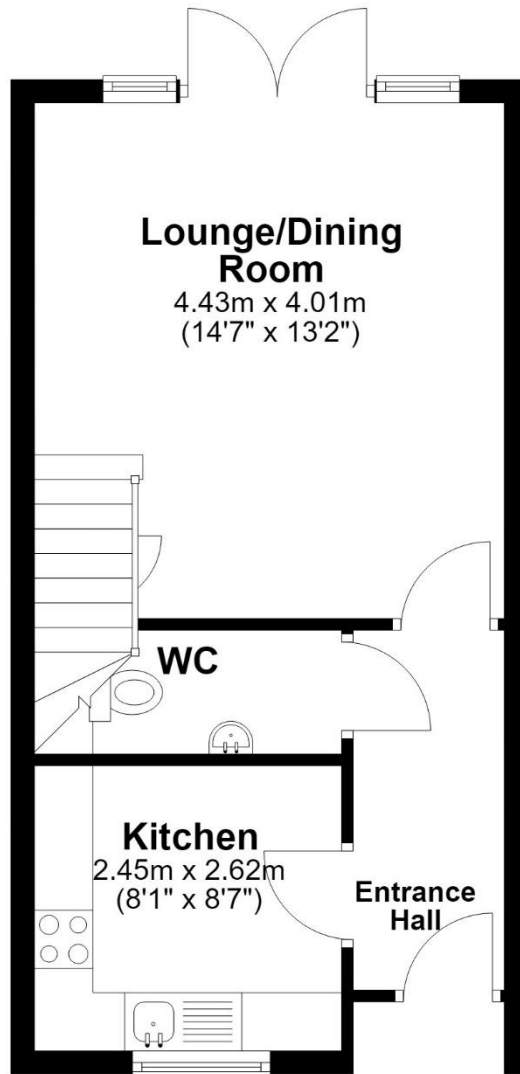
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



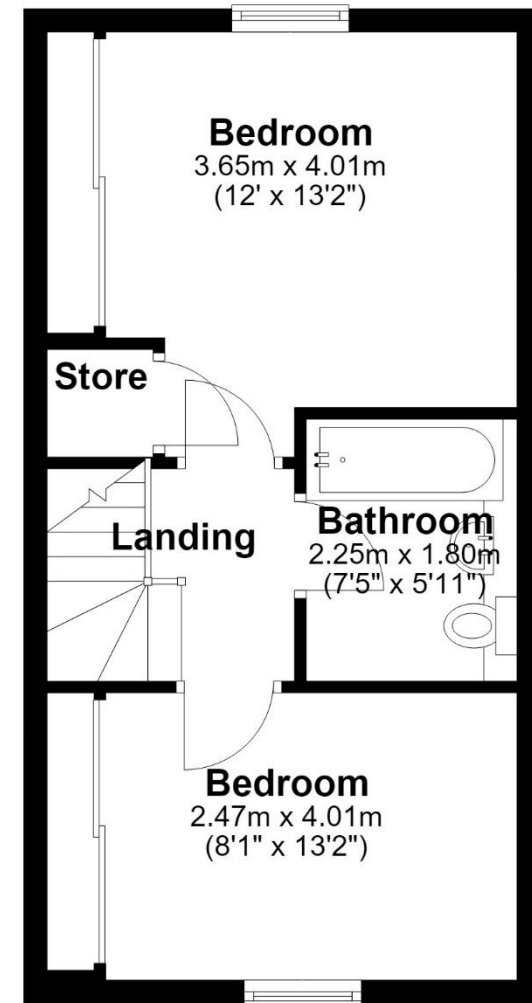
Ground Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 65.4 sq. metres (703.8 sq. feet)

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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Plan produced using PlanUp.

Griffen Gardens, Exning Road