

80 Exning Road
Newmarket, CB8 0AB
£185,000

MA
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80 Exning Road, Newmarket, CB8 0AB

A Victorian cottage set on the fringes of the town centre and offered for sale with no onward chain.

Incredibly deceptive and offering generous size floorspace, this property boasts accommodation to include living room/dining room, kitchen, lean to/utility area, TWO DOUBLE bedrooms and a first floor bathroom.

Externally the property offers a fully enclosed rear garden, however this could also provide allocated parking facilities if necessary.

NO CHAIN







Accommodation details
Front door leading to:

Living/dining Room 20'9" x 12'3" (6.34 x 3.74m)
Fitted log burner with windows to front and rear aspect.

Kitchen 7'6" x 6'2" (2.29m x 1.88m)
Fitted with a range of eye and base level units with work top surfaces over. Sink and drainer with mixer tap over. Cooker with extractor over. Space for washing machine and refrigerator. Window to rear aspect, internal door leading to the utility room.

Conservatory/Utility area 11'0" x 5'6" (3.35m x 1.68m)
Window to rear aspect and internal window through to living room.

Bedroom 1 12'3" x 10'3" (3.73m x 3.12m)
Built in shelving, window to front aspect.

Bedroom 2 10'2" x 9'1" (3.10m x 2.77m)
Built in cupboard space, window to rear apect.

Bathroom 10'0" x 6'1" (3.05m x 1.85m)
Suite comprising of panelled bath with overhead shower attachment, separate handwash basin and WC. Window to rear aspect.

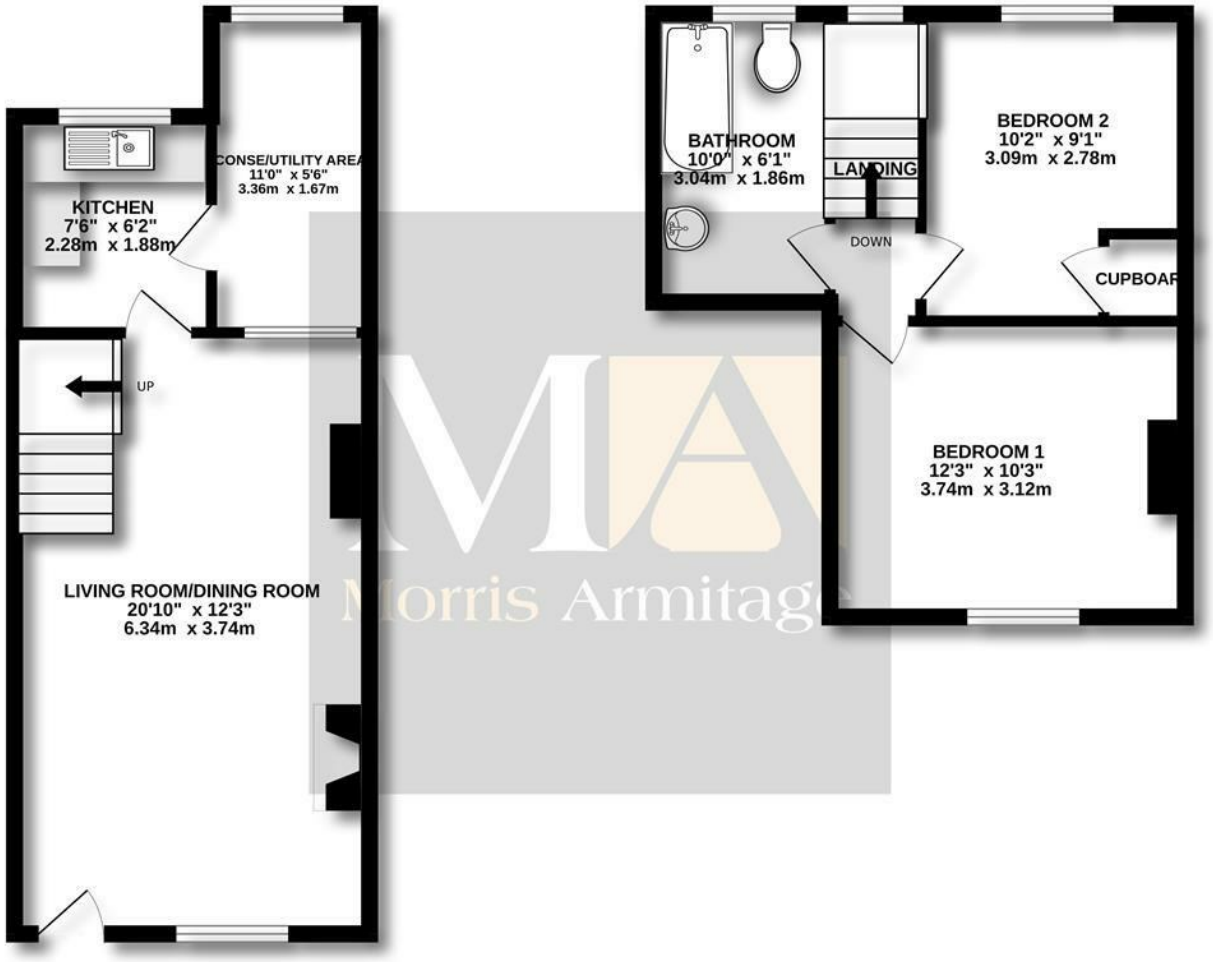
Outdoor area
Door through to enclosed area of decking and an Astroturf, raised planter at the rear of the garden and a back gate.

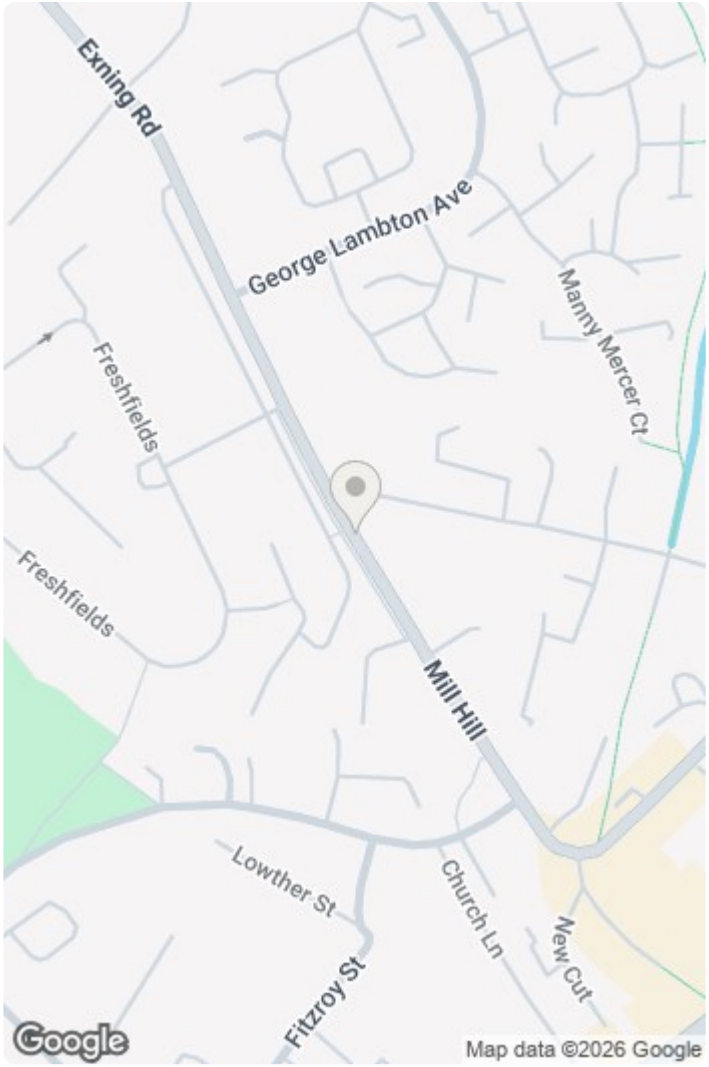
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 15 miles from Bury St Edmunds, and roughly 40 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.

Property details
EPC - D
Tenure - Free hold
Council Tax Band - B - West Suffolk
Property Type - Terraced House
Property Construction – Brick construction
Number & Types of Room – Please refer to the floorplan
Square Meters - 62.4 SQM
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Full Fibre, direct to home, 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

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

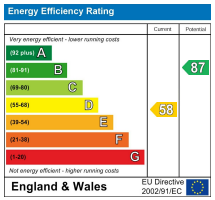
1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

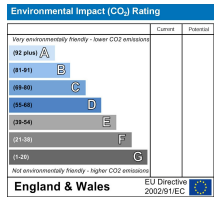




TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

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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