



**Exning Road**  
**Newmarket, CB8 0AY**  
**£239,950**

## Exning Road, Newmarket, CB8 0AY

Located just a short distance to the town centre, this 3 bedroom end of terrace home offers well presented accommodation throughout.

With entrance hall, open plan sitting / dining room, kitchen and bathroom to the ground floor, and 3 bedrooms to the first floor.

The property benefits from a very generous and well presented rear garden and parking for up to 4 vehicles.

### Entrance Hall

With stairs rising to first floor and door through to:

### Living/Dining Room 21'5" x 13'10" (6.55m x 4.24m)

With windows to front and rear aspects. Understairs storage. Door through to:

### Kitchen 10'4" x 7'4" (3.15m x 2.24m)

Fitted with a range of eye and base level storage units with work top surface over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Space for oven. Door and window to side aspect. Door through to:

### Bathroom 7'4" x 4'5" (2.24m x 1.37m)

Three piece suite comprising, bath with shower attachment over, low level WC and wash hand basin. Obscured window to side aspect.

### First Floor Landing

With door to all bedrooms. Loft access.

### Bedroom 1 10'9" x 9'6" (3.3m x 2.9m)

With window to front aspect. Double depth over stairs wardrobe with hanging rails.

### Bedroom 2 11'6" x 6'7" (3.53m x 2.01m)

with window to rear aspect. Cupboard housing boiler.

### Bedroom 3 8'5" x 6'11" (2.59m x 2.11m)

With window to rear aspect.

### Outside - Front

Mainly laid to lawn with pathway to front door.

### Outside- Rear

Mainly laid to lawn bordered by shrubberies. Rear gate to parking area.

### 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 Information

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of terrace house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 66 SQM

Parking - N/A

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/limited on all networks

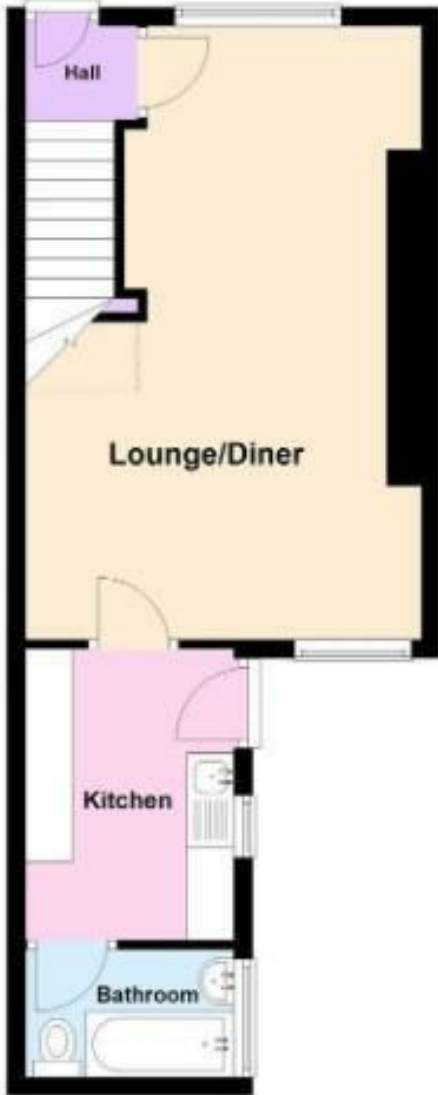
Rights of Way, Easements, Covenants -

None that the vendor is aware of



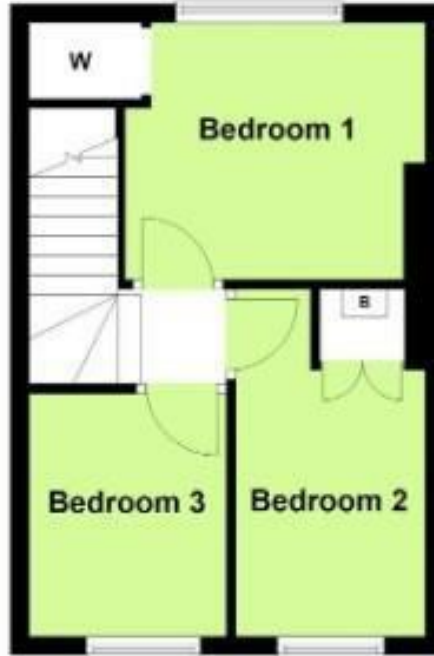
### Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)

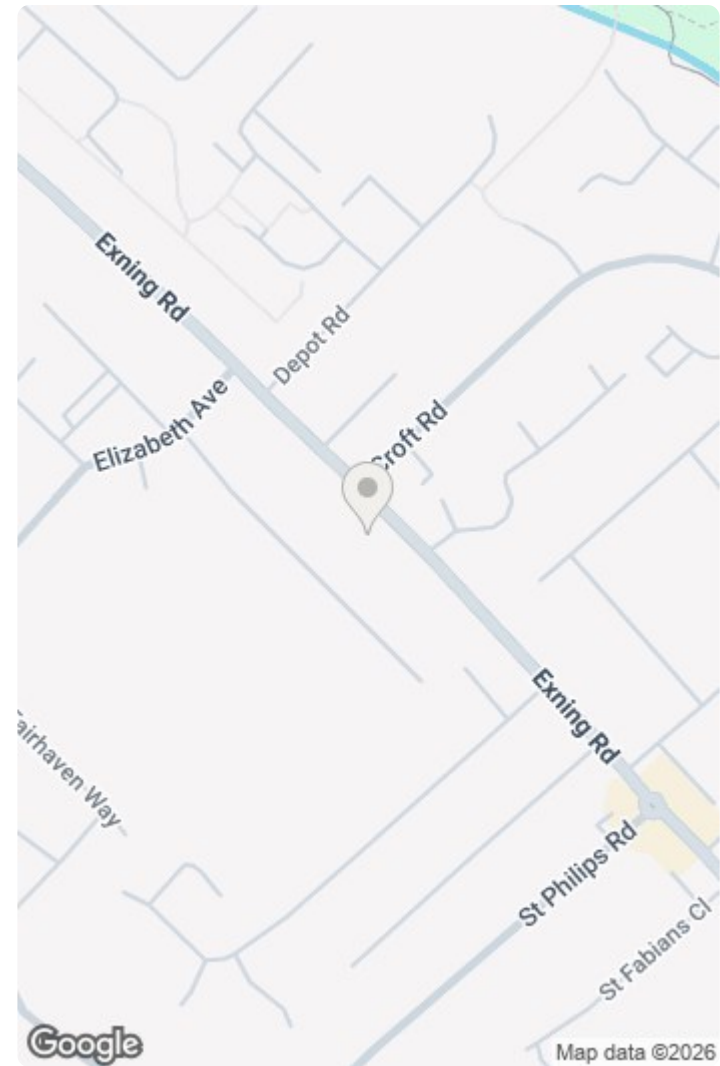


### First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	A	A
61	86	B	A
	86	C	A
	86	D	A
	86	E	A
	86	F	A
	86	G	A

England & Wales EU Directive 2002/91/EC

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