



**York Cottages, Exning CB8 7JU**

**Guide Price £300,000**

**MA**  
Morris Armitage

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## York Cottages, Exning CB8 7JU

A charming end of terrace period cottage superbly located on the edge of popular and highly regarded village and enjoying long and established rear gardens.

Oozing with character and delightful features, this property boasts accommodation cleverly planned and arranged over three floors and includes entrance porch, living room, dining room, bathroom, kitchen and three bedrooms. Benefiting from gas fired heating and double glazing.

Externally the property offers lovely gardens, useful outbuilding and rear access.

**NB: some images are staged for marketing purposes**

**No chain – viewing highly recommended.**

### Entrance Hall

With window to front aspect, shelving and door through to:

Wall mounted boiler. Door and window to rear aspect. Radiator.

### Living Room

12'1" x 11'9"

With window to front aspect, fire place, radiator, door through to:

### First Floor Landing

Doors to both bedrooms and door leading to stairs to second floor.

### Dining Room

12'1" x 11'9"

With window to rear aspect, understairs storage cupboard with window to front aspect, door with stairs rising to first floor, radiator, opening to:

### Bedroom 1

10'1" (max) x 11'9"

With window to front aspect, feature fire place and radiator.

### Bedroom 2

10'10" x 11'9" (max)

With window to rear aspect, Fitted wardrobes with sliding mirrored doors and radiator.

### Hallway

Door to bathroom, door through to:

### Bedroom 3/Study

14'4" x 11'9"

Dual aspect room with Velux windows. Storage into eaves. Radiator.

### Bathroom

4'5" x 7'6"

With suite comprising of panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap over and vanity cupboard below, low level WC with hidden cistern. Obscured window to front. Radiator.

### Outside - Front

Walled front garden with gated access. Pathway to front door. Grassed area.

### Outside - Rear

With large patio proving ample space for table and chairs. Brick built store. Rear gated access.

### Kitchen

11'1" x 11'1" (max)

Fitted with a matching range of eye and base level storage units with working top surfaces over. Stainless steel sink and drainer with mixer tap. Tilled splashbacks. Space and plumbing for dishwasher and washing machine. Space and power for oven.

### 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 stores,

alongside essential amenities such as a primary school and recreational areas. 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 Information

EPC - E

Tenure - Freehold

Council Tax Band - C - West Suffolk

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 95 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

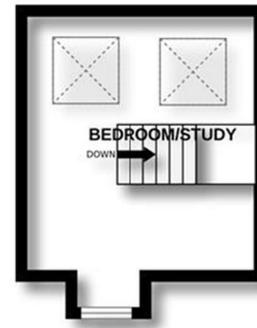
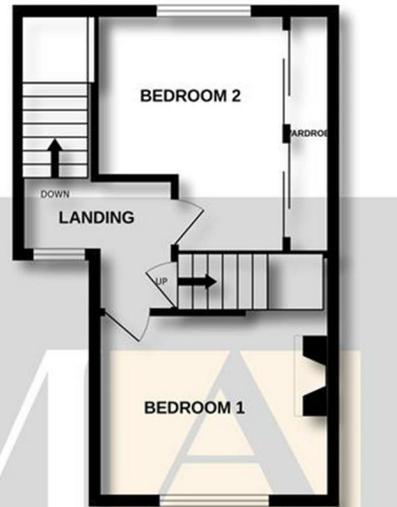
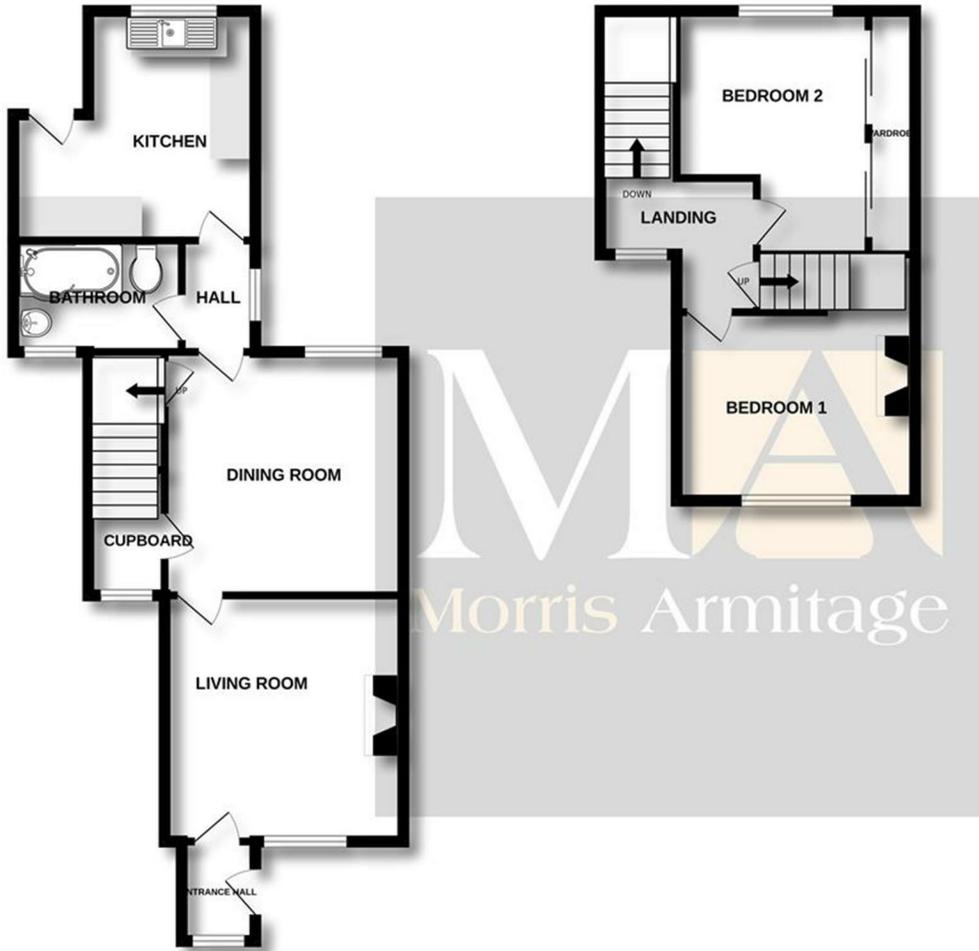
Broadband Type – Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom

advise good on all networks





- End of Terrace Period Property
- Village Location
- Character Features
- 2 Reception Rooms
- Re-Fitted Kitchen
- Downstairs Bathroom
- 3 Bedrooms
- Gardens and Outbuilding
- NO ONWARD CHAIN
- Viewing Essential



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	79
	49
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





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