Garlic Street, Exning
Newmarket, CB8 7GW
75% Shared Ownership £195,000

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Garlic Street, Newmarket, CB8 7GW

A modern starter home set on the fringes of this thriving and well served village and offered for sale with no onward chain.

Offering superb open plan living, this property offers kitchen/family/dining room, cloakroom, two good size bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden and allocated parking.

75% shared ownership.

Entrance Hall
Front door leading to:

WC
Suite comprised of WC and handwash basin.

Kitchen/Reception Room
24'8" (max) x 12'8" (max)
The kitchen is fitted with a range of eye and base level units, integrated oven and hob, space for white goods.
Window to front of property.
French doors leading from living room to rear garden.

Bedroom 1
12'8" (max) x 9'9" (max)
Built in storage, window to rear aspect.

Bedroom 2
12'7" x 7'0"
Windows to front aspect.

Bathroom
Suite comprising of panelled bath, WC and handwash basin.

Outside Front
Allocated parking space.

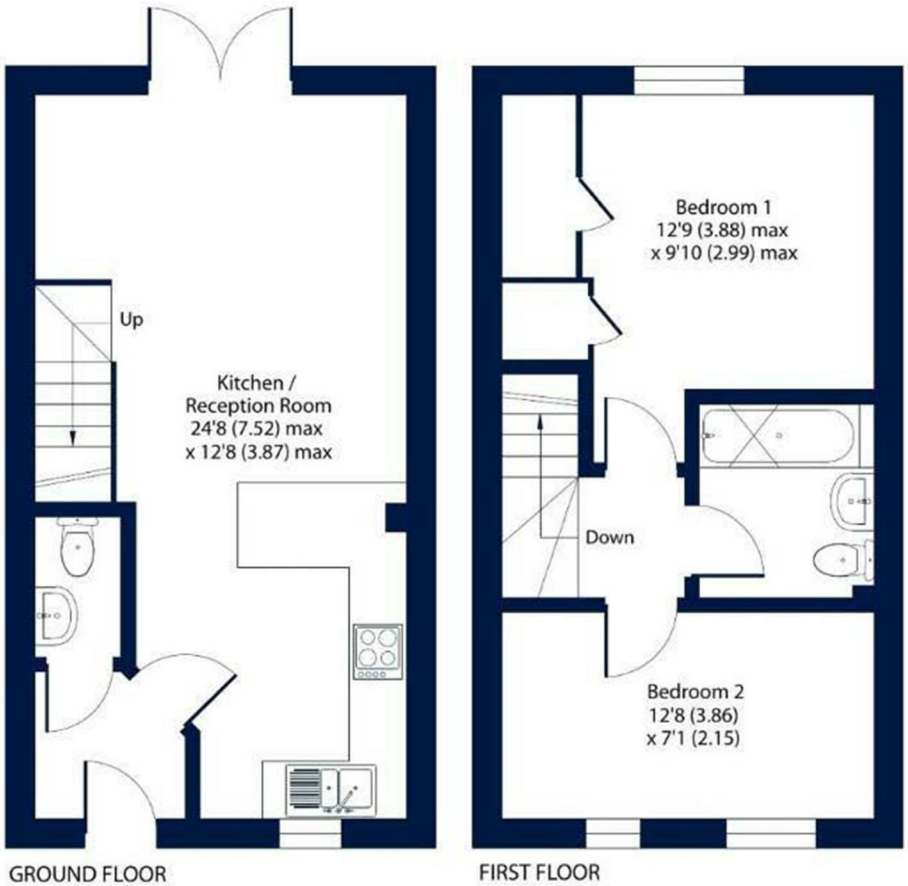
Outside Rear
Enclosed garden mainly laid to lawn with patio area.

Property Information
EPC - B
Tenure - Freehold
Council Tax Band - B - West Suffolk

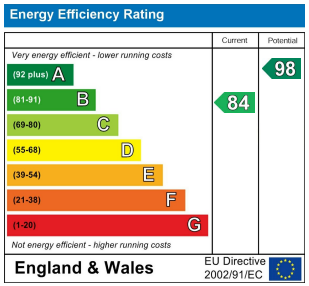
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters -
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

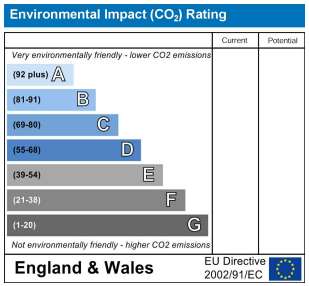
Location
Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational 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.

AGENT NOTES
75% shard ownership, £170.81 rent per month.
990 years leasehold from 01.01.2024



- **Modern Starter Home**
- **Open Plan Living**
- **2 Good Sized Bedrooms**
- **Enclosed Garden**
- **Allocated Parking**
- **No Onward Chain**





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2 YEARS FREE

Ara
Once upon a time...
Daily Duas
Allah?
The Misadventures of Heibet
Love You