



**Exeter Road,  
Newmarket, CB8 8LR  
£289,950**

**MA**  
Morris Armitage  
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## Exeter Road, Newmarket, CB8 8LR

Set on a no-through road in the heart of the Town, this 2 bedroom terraced home offers deceptively spacious accommodation.

Fully renovated around 18 months ago, the property offers entrance hall, sitting room, kitchen/dining room and bathroom to the ground floor. On the first floor are 2 bedrooms and a shower room.

The property has the added benefit of a basement offering excellent storage.

Outside, the property has a small courtyard to the front and a courtyard garden to the rear.

NO CHAIN.

### Entrance Hall

With stairs to first floor, door leading to:

### Living Room

12'2" x 11'0"

With uPVC window to front aspect, feature fireplace, radiator, engineered Oak flooring, opening through to:

### Kitchen/Dining Room

16'1" x 15'6" (max)

With a range of fitted wall and base units with worktop over, inset composite sink, integrated gas hob and electric oven with extractor over, engineered oak flooring, windows to rear aspect, radiator, door leading to the garden and door leading to:

### Bathroom

With roll top bath, vanity wash basin, low level WC, wall mounted gas fired combination boiler, engineered ok flooring, radiator, window to rear aspect.

### Basement (Storage)

15'2" x 11'9"

With log burner, radiator and window to front aspect.

### FIRST FLOOR

#### Bedroom 1

11'10" x 11'0"

With built in cupboard, radiator and window to front aspect.

#### Bedroom 2

9'9" x 8'1"

With radiator and window to rear aspect.

### Shower Room

With shower cubicle, vanity hand basin, low level WC, heated towel rail, window to rear aspect.

### OUTSIDE

The property is approached via a small courtyard laid to resin.

To the rear there is a courtyard garden laid mainly to gravel and original brickwork.

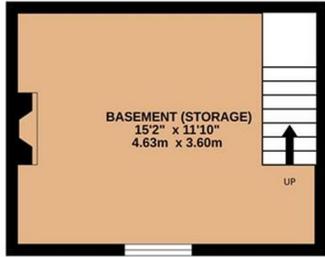
There is a right of way for 1 neighbouring property.

### AGENTS NOTE

The property is owned by an employee of Morris Armitage.



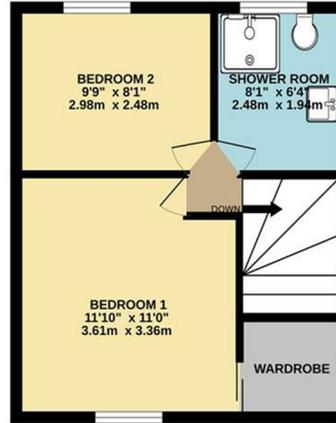
**BASEMENT**  
176 sq.ft. (16.3 sq.m.) approx.



**GROUND FLOOR**  
413 sq.ft. (38.4 sq.m.) approx.



**1ST FLOOR**  
322 sq.ft. (30.0 sq.m.) approx.



**TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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- **Recently modernised Victorian Terrace**
- **2 Bedrooms**
- **2 Bathrooms**
- **Well Presented Throughout**
- **Central Location**
- **NO CHAIN**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>85</b>
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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 from them. 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.









