



Chapel Street, ExningCB8 7HB

Guide Price £200,000

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A surprisingly spacious ground floor apartment set within this popular village setting and offered for sale with no onward chain.

This impressive apartment benefits from open plan living and offers a sizeable living room/dining room/kitchen area, two double bedrooms and bathroom.

Viewing recommended – share of freehold.

Kitchen 9'7" x 8'11" (2.93m x 2.73m)

Modern fitted kitchen with a range of matching eye and base level cupboards with wooden worktop over incorporating a breakfast bar area. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset gas hob over and stainless steel extractor above. Integrated fridge/freezer. Integrated washing machine and dishwasher. Attractively tiled splashbacks. LVT wood flooring. Opening to lounge.

Lounge/Dining Room 18'2" x 15'8" (5.55m x 4.78m)

Spacious lounge area with LVT wood flooring. Doors leading to all bedrooms and bathroom. Opening to kitchen. Radiators. Half glazed door leading to the front with large windows either side.

Bedroom 1 12'9" x 11'1" (3.89m x 3.39m)

Double bedroom with window to the side aspect. Door leading to the lounge. Radiator.

Bedroom 2 13'0" x 11'5" (3.97m x 3.50m)

Double bedroom with large window to the front aspect. Doors leading to the front and lounge. Radiator.

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage drawers under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Ladder radiator. Door to lounge.

PROPERTY INFORMATION

EPC - B

Tenure - Share of Freehold

Council Tax Band - B (West Suffolk)

Property Type - Ground Floor

Apartment

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 70 SQM

Parking – On Street

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 likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

Location

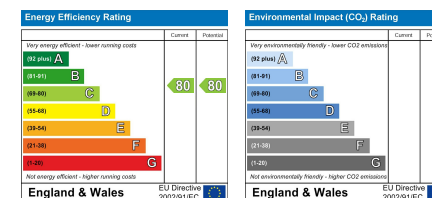
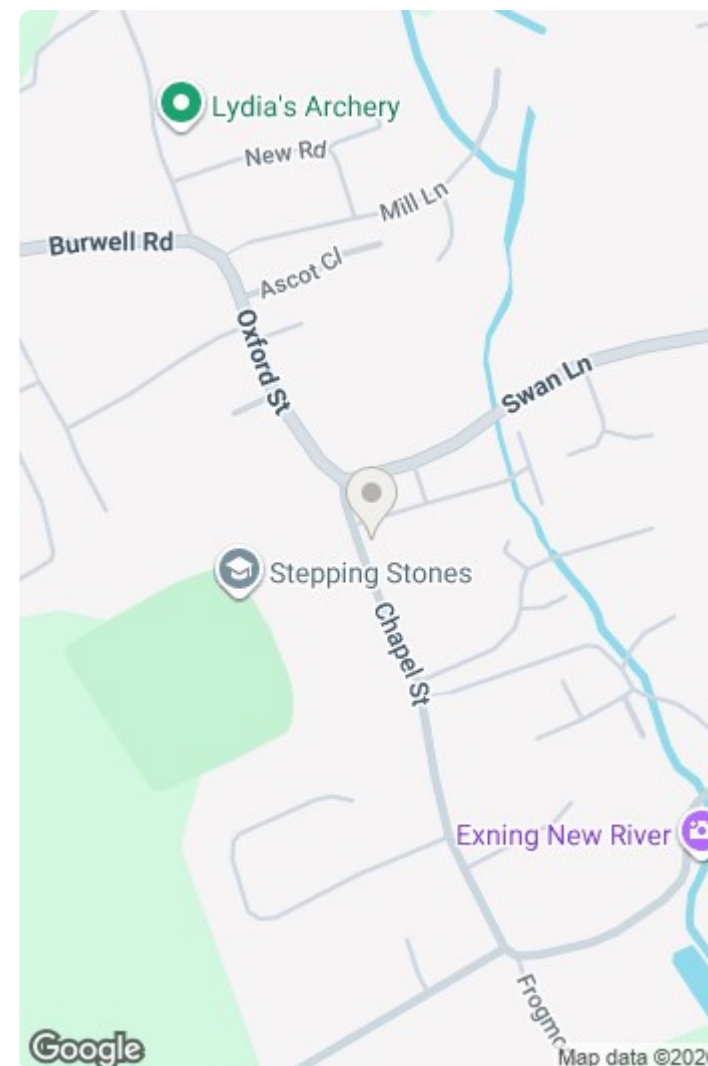
Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas.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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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