

King George Avenue, Exning

Pocock + Shaw

10 King George Avenue
Exning
Newmarket
Suffolk
CB8 7ES

A 3 bedroom mid-terraced property offered with no-chain and situated in an established residential area close to the centre of the village. The house benefits from a generously proportioned open-plan living room and dining area, a fitted kitchen and a ground floor bathroom. A particular feature is the superb large rear garden.

Guide Price £210,000









Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

Accommodation

Ground Floor

Hall With stairs leading to the first floor and entrance door.

Sitting/Dining Room With a window to the front and rear, stripped wooden flooring, built in storage cupboard.

Kitchen 3.15m (10'4") x 2.14m (7') Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for a dishwasher, space for a fridge and freezer, electric point for a cooker with extractor hood, window to the side, two skylights, tiled flooring, door to:

Bathroom Fitted with a three piece suite comprising of a bath with shower over and mixer tap, pedestal wash hand basin and low-level, tiled surround, extractor fan, window to the side, heated towel rail, tiled flooring.

Lean-to Attached on the side with single glazed window to the rear and door to the garden.

First Floor landing

Bedroom 1 3.35m (11') plus recess x 2.93m (9'8") With a window to the front.

Bedroom 2 3.57m (11'8") max x 2.04m (6'8") With a window to the rear, cupboard with gas fired boiler.

Bedroom 3 2.59m (8'6") x 2.12m (6'11") With a window to the rear.

Outside The property is set behind a front garden with block paving and path to the front door. At the rear is a long garden laid to lawn with a garden shed, concrete patio area and side pedestrian access.

Agent's notes 1- A neighbouring property also has a right of way across the rear of this house. It is considered that there is potential for off road parking subject to local authority consent and a drop kerb.

2- A number of the images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes. The underlying property and its permanent structural features remain as photographed.

Tenure The property is freehold.
Services Mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area.The property has a registered title. Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available.EPC: C
Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

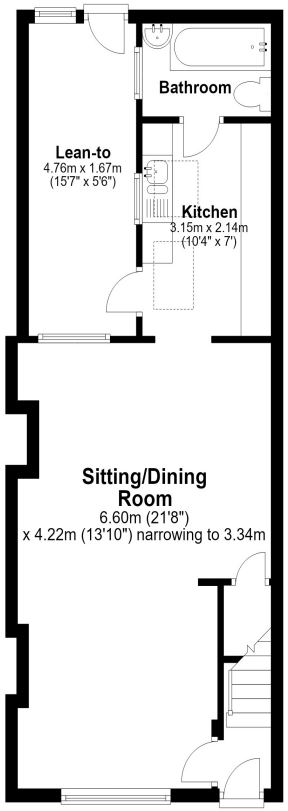








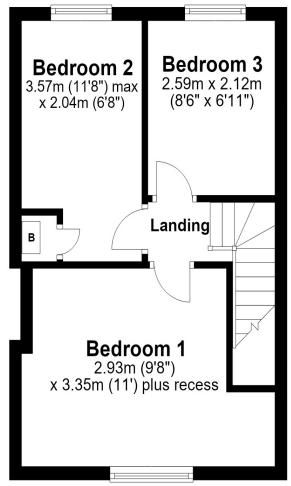




Total area: approx. 72.1 sq. metres (775.9 sq. feet)

Ground Floor
Approx. 44.4 sq. metres (478.0 sq. feet)

First Floor
Approx. 27.7 sq. metres (297.9 sq. feet)









Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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