



**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

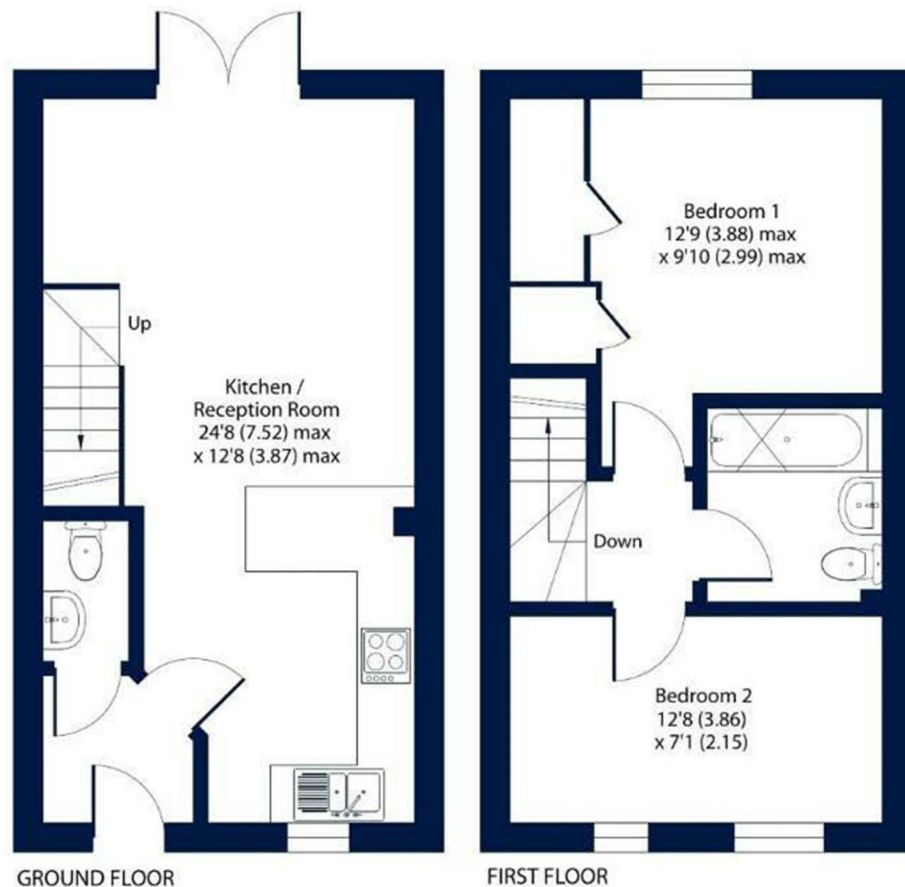
Location

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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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