



Exning Road, Newmarket, CB8 0AB



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Newmarket,
CB8 0AB

3 1 2

Guide Price £425,000

- Period Detached House
- 3 Bedrooms
- 2 Reception Areas
- Kitchen/Breakfast Room
- Delightful Large Established Garden
- Long Garage & Driveway
- Potential for Updating & Further Extending (stp)
- NO CHAIN

An attractive 1990's 3 bedroom bay fronted detached house with a delightful garden and offering tremendous potential for updating and extending (stp). The property is offered with NO CHAIN and benefits from a bay fronted living room, a separate dining room and a large open plan kitchen/breakfast room with aspect over the garden. Additional features include a utility room and downstairs cloakroom, 3 bedrooms and a bathroom on the first floor, driveway and a long garage to the side.





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with entrance door with ornate patterned glass and circular window to the front aspect, stairs leading to the first floor, under stairs storage cupboard.

LIVING ROOM

An attractive bow fronted room with a fireplace recess.

DINING ROOM

with open aspect to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

with sink with double drainer, fitted base and wall mounted cupboards, sliding patio door leading to the rear garden.

UTILITY ROOM

with fitted base and wall mounted cupboards.

CLOAKROOM

with hand basin, low level WC.

FIRST FLOOR**LANDING****BEDROOM 1**

An attractive room with a bow window to the front aspect, fitted wardrobes and cupboard storage.

BEDROOM 2

with built-in wardrobes, airing cupboard with hot water cylinder.

BEDROOM 3**BATHROOM**

with a bath, hand basin and low level WC, tiled walls.

OUTSIDE

To the front of the property is a shingled driveway with off-road parking for several vehicles, established shrubs and a porch area with quarry tiled flooring.

To the side of the property is a Long GARAGE with an electrically operated roller shutter door to the front, pedestrian door to the side and window to the rear.

To the rear of the property is a delightful enclosed garden laid to lawn with a wealth of established trees and shrubs, raised paved patio area, potting shed, pedestrian gated access to the side.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan (pending)

Square Footage - 1076.39

Parking - Garage & Driveway


Heating sources - Gas central heating

Please note this property is not registered with Land Registry.

For more information on this property, please refer to the Material Information Brochure on our website. Please note, due to the circumstances of this sale, the property is being sold via a third party and the material information provided is limited and may require further investigation if you were to proceed.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Council Tax Band - D
 Local Authority - West Suffolk



Exning Road

Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

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