



## **Exning Road**

Newmarket, CB8 0AB

- 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.



### Guide Price £425,000



## CHEFFINS















### **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. To the front of the property is a shingled driveway with circular window to the front aspect, stairs leading to off-road parking for several vehicles, established 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 aarden.

#### **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**

cylinder.

#### **BEDROOM 3**

#### **BATHROOM**

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

#### OUTSIDE

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) Sauare Footage - 1076.39 Parking - Garage & Driveway Heating sources - Gas central heating

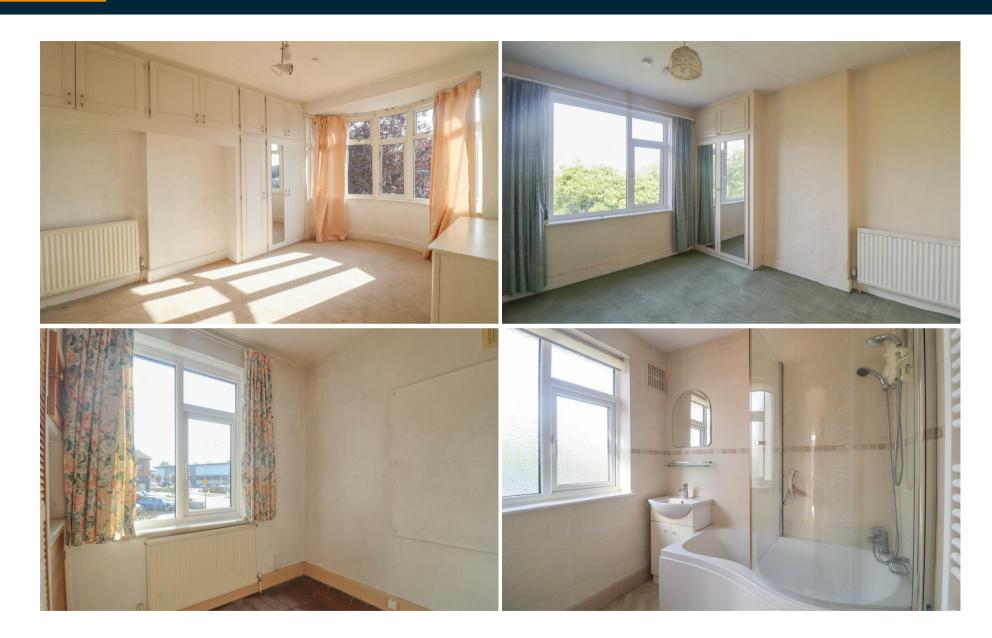
Please note this property is not registered with Land Registry.

For more information on this property, please refer to with built-in wardrobes, airing cupboard with hot water 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.



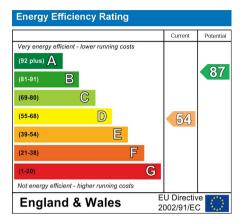


# CHEFFINS



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London cheffins.co.uk

# CHEFFINS



Guide Price £425,000 Tenure - Freehold Council Tax Band - D Local Authority - West Suffolk









Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London cheffins.co.uk

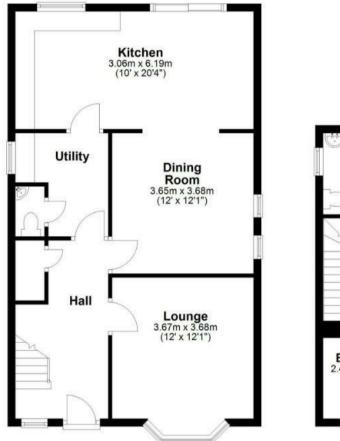


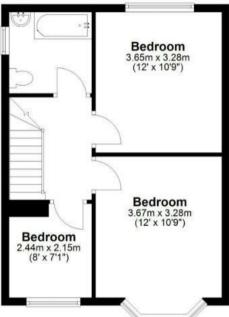


Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London cheffins.co.uk



### **Exning Road**





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

Black Bear Court High Street, Newmarket, CB8 9AF 01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk





