Oxford Street, Exning, CB8 7EW

CHEFFINS

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3 1 1

Guide Price £325,000

- Detached Charming Cottage
- Planning Permission to Extend & Improve
- 3 Bedrooms
- Generous Rear Garden
- Off-Road Parking
- Popular Village Location
- NO CHAIN

Offered to the market with NO CHAIN, this charming 3 bedroom detached cottage presents an exciting opportunity to create a wonderful family home. Benefiting from planning permission to extend and improve, the property offers exceptional scope for renovation. The property is situated in a sought after village location with convenient access to the A14 and A11. Outside, there is a generous rear garden and off-road parking for two vehicles. An exciting opportunity!

LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

LIVING ROOM
with entrance door, multi-fuel wood burner, wood flooring, 2 windows to the front aspect.

KITCHEN
with a range of built-in cupboard with oak worktops over, sink, cooker, gas hob with extractor hood over, stairs to the first floor, door to the garden.

BATHROOM
with a panelled bath with shower over, hand wash basin, low level WC, heated towel rail, window to the rear aspect.

FIRST FLOOR

LANDING
with a radiator.

BEDROOM 1
with a radiator, window to the front aspect.

BEDROOM 2
with a radiator, built-in cupboard housing the boiler, window to the front aspect.

BEDROOM 3
with a radiator, window to the rear aspect.

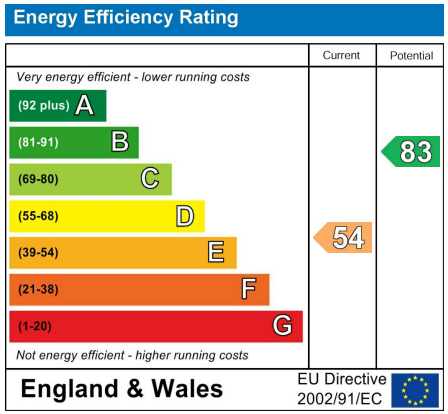
OUTSIDE
To the rear of the property is a generous garden with a large patio seating area with a step up leading to the remainder of the gardens laid to lawn with various shrubs.

To the front of the property is an area laid to lawn and a shingled driveway providing off-road parking for 2 vehicles.

SALES AGENTS NOTES
The property benefits from planning permission for an extension to the front porch and a two storey rear extension, following demolition of the outbuilding/store (DC/26/0115/HH)

The property has a right of access between no 25 and no 27, to access the rear gate into the garden. There is also a right of way over the neighbours drive to access the driveway for this property.

For more information on this property, please refer to the Material Information Brochure on our website.



Guide Price £325,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

10 3D View 2

9 3D View 1

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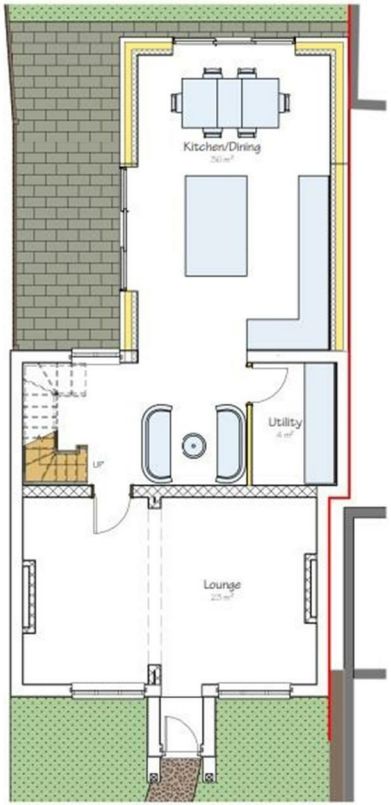
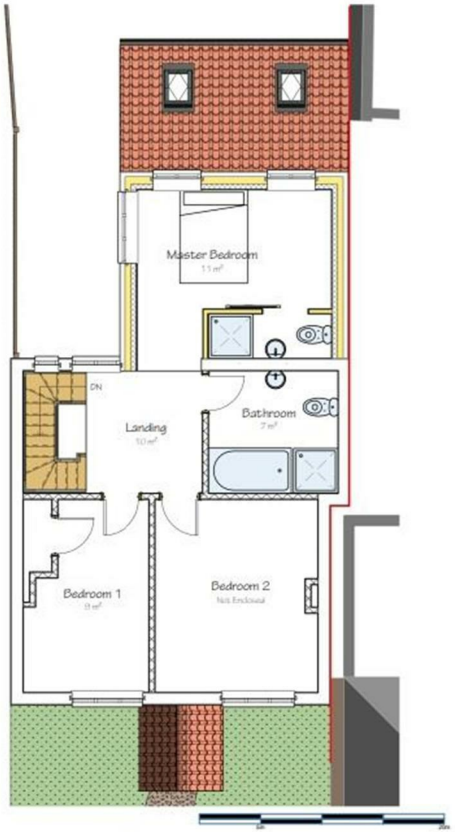
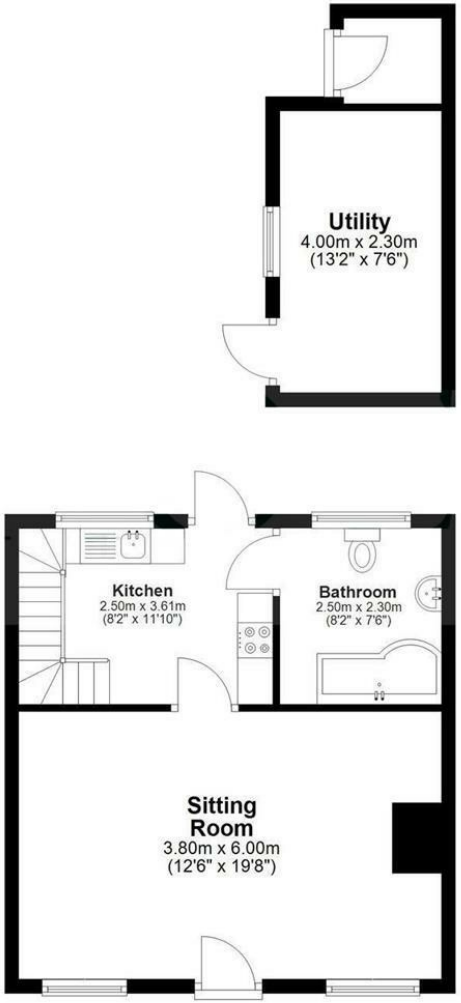


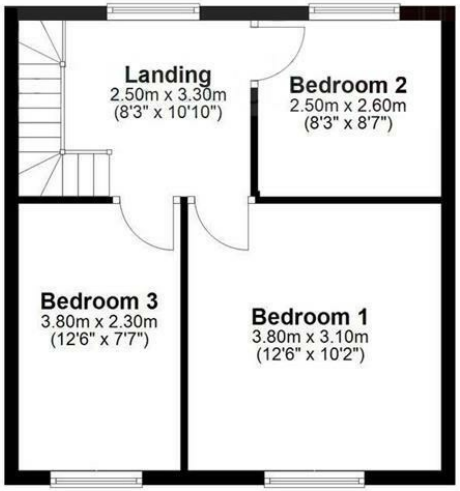
1 01-Ground Floor FFL 1:50



6 02-First Floor FFL 1:50



Ground Floor



First Floor

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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