



Chapel Street, Exning, CB8 7HA

CHEFFINS

Chapel Street

Exning,
CB8 7HA

- Period Mid-Terraced House
- Open Plan Accommodation
- 2 Bedrooms
- Loft Space
- First Floor Bathroom
- Courtyard Garden
- NO CHAIN

A 2 bedroom period property situated close to the centre of the village with excellent access to local amenities. The property features open plan ground floor accommodation with a quality fitted kitchen, 2 bedrooms and a bathroom on the first floor and a useful loft space. NO CHAIN.

2 1 1

Guide Price £210,000





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, post office and local shops.

OPEN PLAN LIVING ROOM

with an entrance door, flame effect gas fire, built in storage cupboards with shelving, radiator, tiled flooring, sash window to front aspect.

OPEN PLAN KITCHEN

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink with mixer taps, built in electric oven and 4-ring induction hob, tiled splashbacks, space and plumbing for washing machine, tiled floor, stairs leading to first floor, window to the rear aspect and a door opening onto the rear garden.

FIRST FLOOR

LANDING

with a window to rear aspect, doors leading to:

BEDROOM 1

with a cast iron fireplace grate and surround, solid wood floor, radiator, sash window to front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BATHROOM

with a 'P-shaped' bath with shower over, pedestal wash hand basin, low level WC, tiled walls and floor, extractor fan.

LOFT SPACE

with a velux window, eaves storage cupboards, radiator.

OUTSIDE

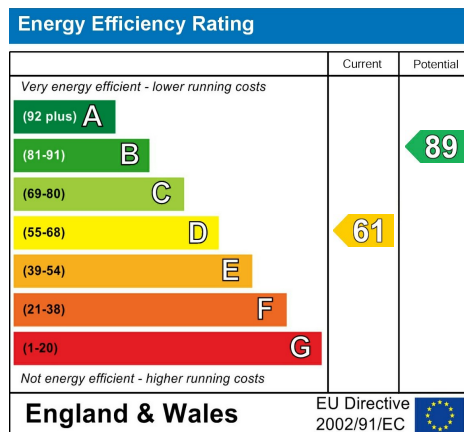
The rear courtyard garden is mainly laid to paving with gated side access and 2 timber built storage sheds with a slate roof.

Sales Agents Notes

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







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Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

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

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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