



Exning Road, Newmarket, CB8 0AN

**CHEFFINS**



## Exning Road

Newmarket,  
CB8 0AN

- Semi-Detached House
- Town Location
- 2 Double Bedrooms
- Spacious First Floor Bathroom
- Modern Kitchen
- Enclosed Rear Garden

A well-presented 2 bedroom semi-detached property standing in an established residential area North of the town centre within walking distance to local amenities. The accommodation comprises a modern fitted kitchen, 2 double bedrooms, a spacious first floor bathroom and enclosed rear garden. Viewing Recommended.



**Guide Price £250,000**





## 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, stairs leading to the first floor, radiator.

## LIVING ROOM

with a radiator, electric log effect burner, under stairs storage cupboard, built in storage and shelving, 2 double glazed windows to front aspect.

## KITCHEN/DINING ROOM

with a range of modern base units, inset sink and drainer, built in double eye level oven, Induction hob with extractor hood over, radiator, 2 double glazed windows to the rear aspect and a further small window to the side.

## UTILITY ROOM

with space and plumbing for washing machine, radiator, double glazed door leading to the rear garden.

## CLOAKROOM

with a low level WC, hand wash basin, double glazed window to the side aspect.

## FIRST FLOOR

## LANDING

with access to loft space.

## BEDROOM 1

with a radiator, feature cast iron fireplace, 2 double glazed windows to the front aspect.

## BEDROOM 2

with a radiator and a double glazed window to the rear aspect.

## BATHROOM

with a shower cubicle, panelled bath, low level WC, vanity wash hand basin, vertical radiator and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property is a low maintenance gravelled area with a shared pathway to the rear garden.

To the rear of the property is a paved patio seating area with timber shed, laid to lawn garden and gated rear access.

## Sales Agents Notes

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





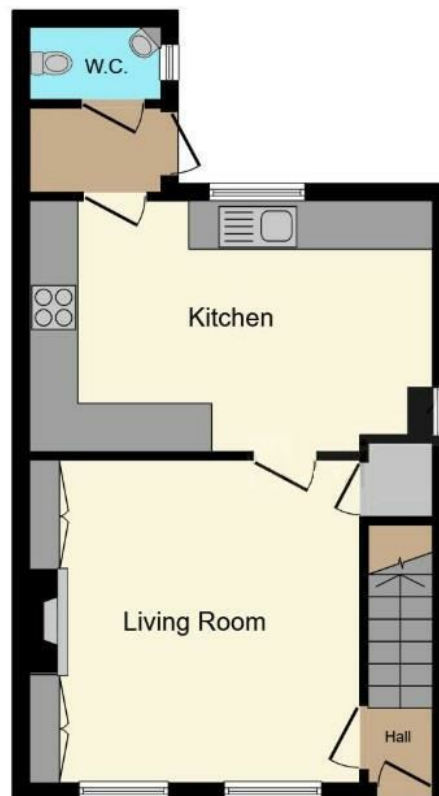
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £250,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

[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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