



New Road, Exning CB8 7JP

Offers Over £175,000

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A surprisingly spacious first and second floor maisonette offering generous size rooms and located towards the end of a quiet cul-de-sac.

The village of Exning is a short drive away from the famous racing town of Newmarket and within easy reach of the A14 & Cambridge. Stanstead and the City of London are easily commutable. The village offers an appealing mix of amenities and life in the village always seems to be enjoyed, including a well regarded primary school.

Rather deceptive, this property offers sizeable accommodation and boasts a kitchen/diner, living room, guest cloakroom, three double bedrooms and a bathroom.

Offered for sale on a leasehold basis with 98 years remaining on the current lease.

Entrance Hall

Openings to kitchen/diner and living room. Radiator. Door to guest W.C. Stairs to first floor.

Kitchen/Diner 11'5" x 9'8" (3.49m x 2.95m)

Range of eye and base level cupboards with work top over. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge/freezer. Space and connection for electric cooker. Tiled flooring. Window overlooking rear aspect. Radiator. Opening to entrance hall.

Living Room 15'10" x 9'9" (4.85m x 2.98m)

Sizeable living room with dual windows overlooking front aspect. Chimney breast with alcove shelving either side. Wood effect flooring. Radiator. Opening to entrance hall and built-in under-stairs cupboard.

Guest W.C.

White suite with low level W.C. and wall mounted hand basin with mixer tap and tiled splashback. Obscured window

Landing

Doors leading to all bedrooms and bathroom. Clothes airer and airing cupboard. Stairs to ground floor.

Bedroom 1 13'1" x 9'7" (3.99m x 2.94m)

Double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 2 15'2" x 8'1" (4.63m x 2.48m)

Double bedroom with dual windows overlooking front aspect. Radiator. Door to landing

Bedroom 3 11'8" x 8'9" (3.56m x 2.68m)

Double bedroom, currently used as an office. Large window overlooking front aspect. Radiator. Door to landing.

Bathroom 6'3" x 5'4" (1.91m x 1.63m)

White suite comprising low level W.C., pedestal hand basin and panelled bath with tiled splashback. Wood effect flooring. Obscured window. Radiator. Door to landing

Outside - Front

Pathway leading to covered communal entrance/stairwell/drying room.

Outside - Rear

Communal balcony/walkway overlooking communal rear gardens. The property also includes a brick-built storage room/shed at ground floor level.

PROPERTY INFORMATION

Service charges - £644.38 (for 2023/24)
EPC - C

Tenure - Leasehold - 98 years left
Council Tax Band - B (West Suffolk)
Property Type - First Floor Maisonette
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

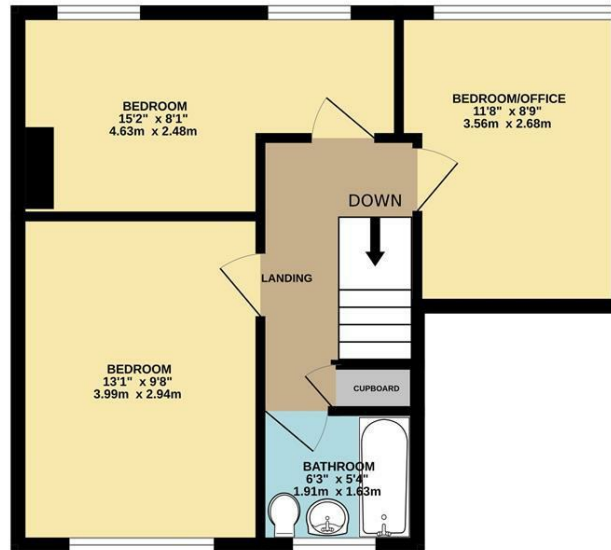
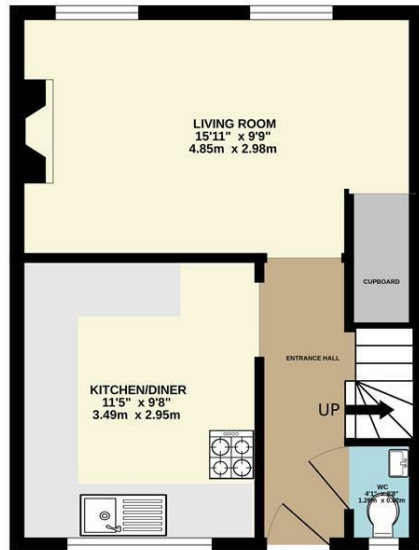
Square Meters - 71 SQM
Parking - Residents' (lit) car park with non-allocated spaces
Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains

Heating sources - Mains Gas
Broadband Connected - Currently provided by Virgin Media
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage - Ofcom advise likely on all networks
Rights of Way, Easements, Covenants - None of which the vendor is aware
Location - What 3 Words -
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GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

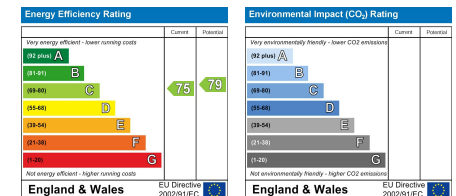
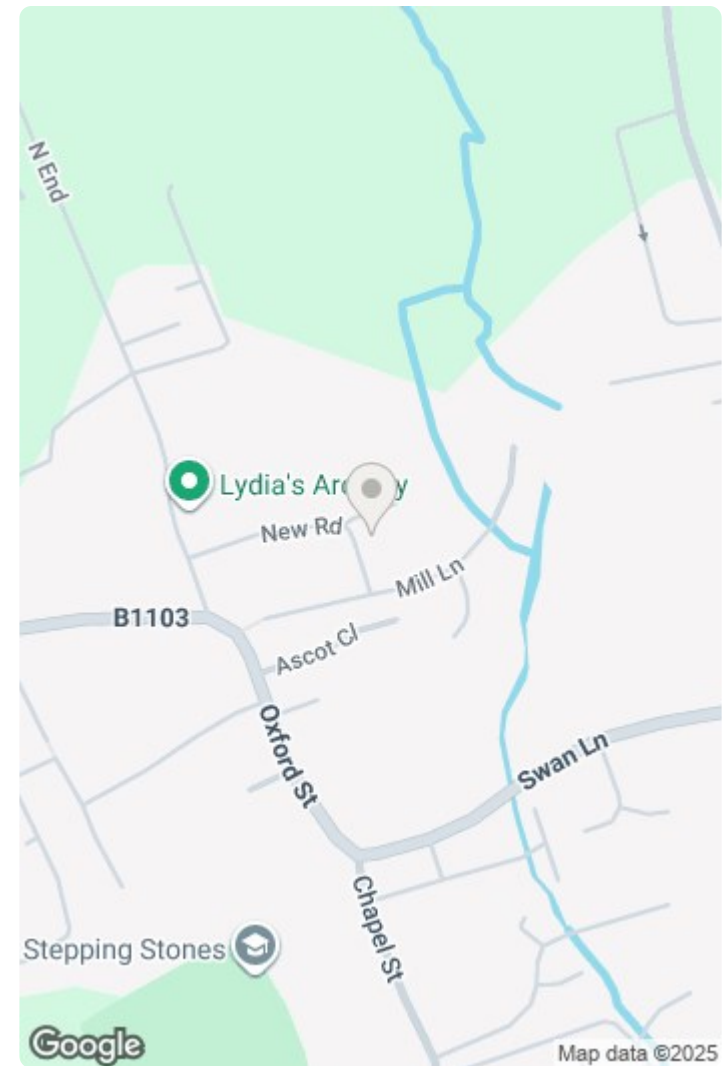
1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



37 NEW ROAD, EXNING

TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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