

Exning Road,
Newmarket, Suffolk CB8 0AF
Guide Price £220,000

MA
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Exning Road, Newmarket, Suffolk CB8 0AF

A Victorian terraced home standing towards the edge of the town centre and offering a fully enclosed rear garden with useful outhouse.

Boasting extended accommodation to include living room/dining room, kitchen, bathroom and three bedrooms.

Externally the property offers potential for off road parking.







About Newmarket:
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Living Room
22'7" x 12'1"
Spacious living room with featured cast iron fireplace, TV connection point, storage cupboards, laid wooden style flooring, radiator, staircase rising to the first floor with storage cupboard under, window to the front aspect and opening through to the:

Kitchen
11'0" x 8'11"
Fitted with matching eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer, integrated oven and hob, space for a fridge/freezer. Tiled flooring, rear external door and opening through to the:

Hallway
With side external door and door through to the:

Bathroom
7'8" x 6'8"
Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, radiator, tiled flooring and obscured window to the rear aspect.

First Floor Landing
With access through to the bedrooms.

Bedroom 1
12'2" x 11'5"
Double bedroom with featured cast iron fireplace place, radiator and window to the front aspect.

Bedroom 2
11'2" x 8'7"
Double bedroom with radiator and window to the rear aspect.

Bedroom 3
8'11" x 5'11"
With radiator and window to the side aspect.

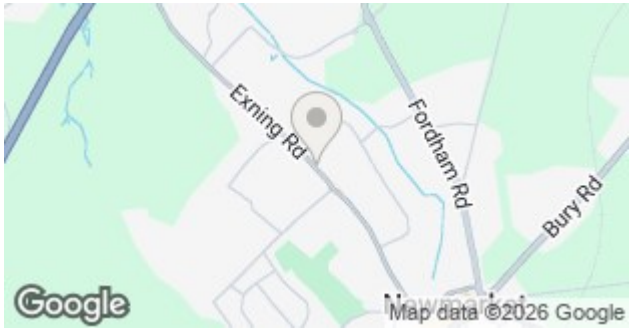
Outdoor - Rear
Enclosed rear garden mostly laid to lawn with paved patio area. Timber built garden shed and outbuilding.

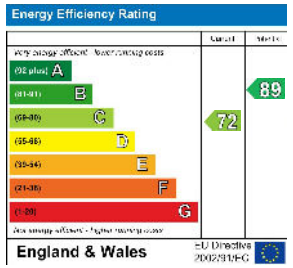
Outdoor - Front
With pathway leading up to the front entrance.

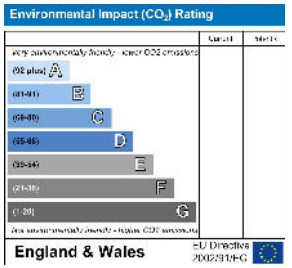
Property Information:
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 73 SQM
Parking – N/A
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



- **Terraced Home**
- **Three Good Sized Bedrooms**
- **Well Presented**
- **Enclosed Garden**
- **Useful Outhouse**
- **Set On The Edge Of Town**





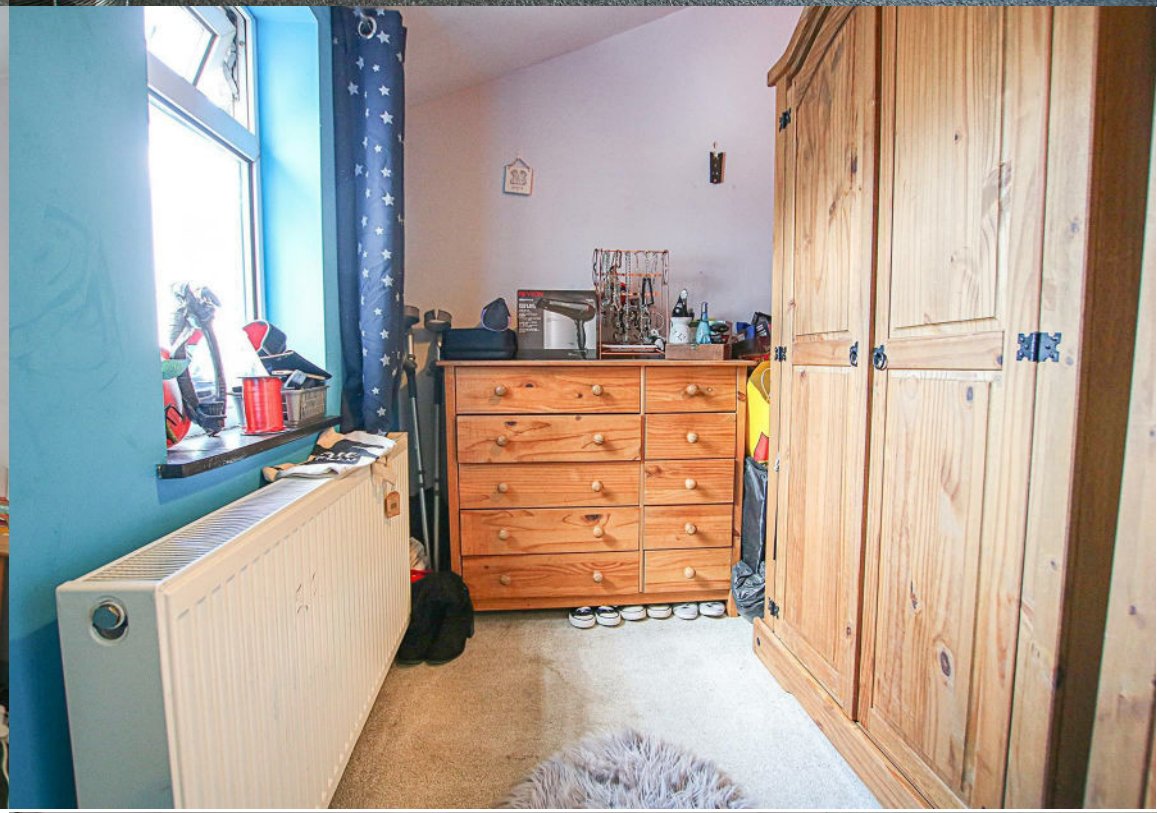


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Always Kiss Me Goodnight




God made
me beautiful...
So you would be
attracted to me...
God made me stupid
So I would be
attracted to you!







