



Exning Road, Newmarket CB8 0AF

Guide Price £245,000

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A recently refurbished spacious terraced home close to the town centre and High Street of Newmarket.

Newmarket is the home of horse racing with two racecourses and various studs and stables across the town. The high street is thriving with shops, pubs and restaurants and has a railway station that connects with Cambridge.

Accommodation includes separate living and dining rooms, a kitchen, utility room and ground floor bathroom. There are three bedrooms on the first floor.

Outside there is off road parking to the front and an enclosed rear garden with a large outbuilding that would make a great home office or entertainment space.

Must be seen to be appreciated.

Entrance Porch

Window to the side aspect. Door leading to lounge.

Lounge 12'0" x 11'4" (3.68m x 3.46)

Spacious lounge with window to the front aspect. Built-in alcove cupboard. Radiator. Opening to dining room. Door to entrance porch.

Dining Room 12'0" x 10'10" (3.68m x 3.32m)

Well proportioned dining room with internal window to the utility/study. Under stairs storage cupboard. Radiator. Opening to living room. Half glazed door to kitchen. Stairs leading to first floor.

Kitchen 6'0" x 8'11" (1.83m x 2.73m)

Fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with extractor over. Space for fridge/freezer. Attractively tiled splashbacks. Built-in storage cupboard. Internal window to the utility/study. Half glazed door to dining room. Doors to bathroom and rear garden.

Bathroom 6'3" x 5'1" (1.91m x 1.57m)

Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over, built-in storage unit with counter top, panelled bath with mixer tap and wall mounted shower over. Ladder radiator. Tiled to wet areas. Obscured window. Door to kitchen.

Utility/Study 5'4" x 7'8" (1.63m x 2.36m)

Versatile room with storage heater. Internal windows to the kitchen and dining room. Attractively tiled wall. Door to rear garden.

Landing

Doors leading to all bedrooms. Radiator. Stairs leading to ground floor.

Bedroom 1 12'4" x 11'6" (3.77m x 3.53m)

Double bedroom with window to the front aspect. Radiator. Doors leading to the storage room and landing.

Storage Room 4'0" x 11'7" (1.23m x 3.55m)

With window to the front aspect. Radiator. Door to Bedroom 1.

Bedroom 2 6'8" x 11'2" (2.04m x 3.41m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3 5'8" x 9'0" (1.75m x 2.76m)

Bedroom with window to the side aspect. Radiator. Door to landing.

Outside - Front

Hardstanding parking space with gravel surround. Pathway leading to entrance porch.

Garden Room

Garden room offering a variety of uses with power and light. Ceiling window. French doors leading to the rear garden.

Outside - Rear

Mainly block paved with a faux grassed area. French doors leading to the garden outbuilding. Doors leading to the kitchen and utility/study. Access gate to the side alley way.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 68 SQM

Parking – Parking Space

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

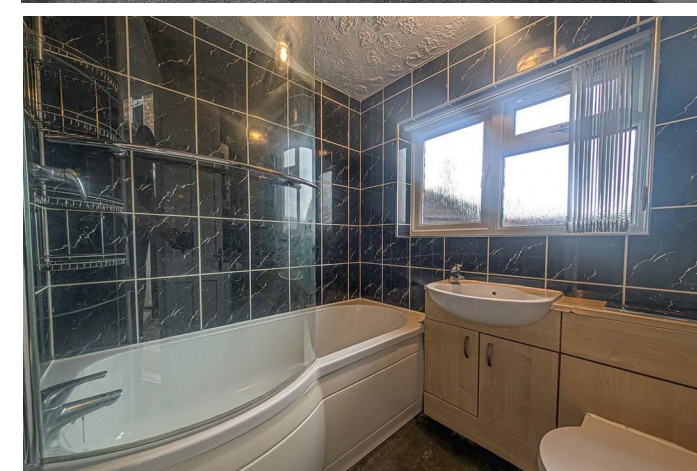
1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

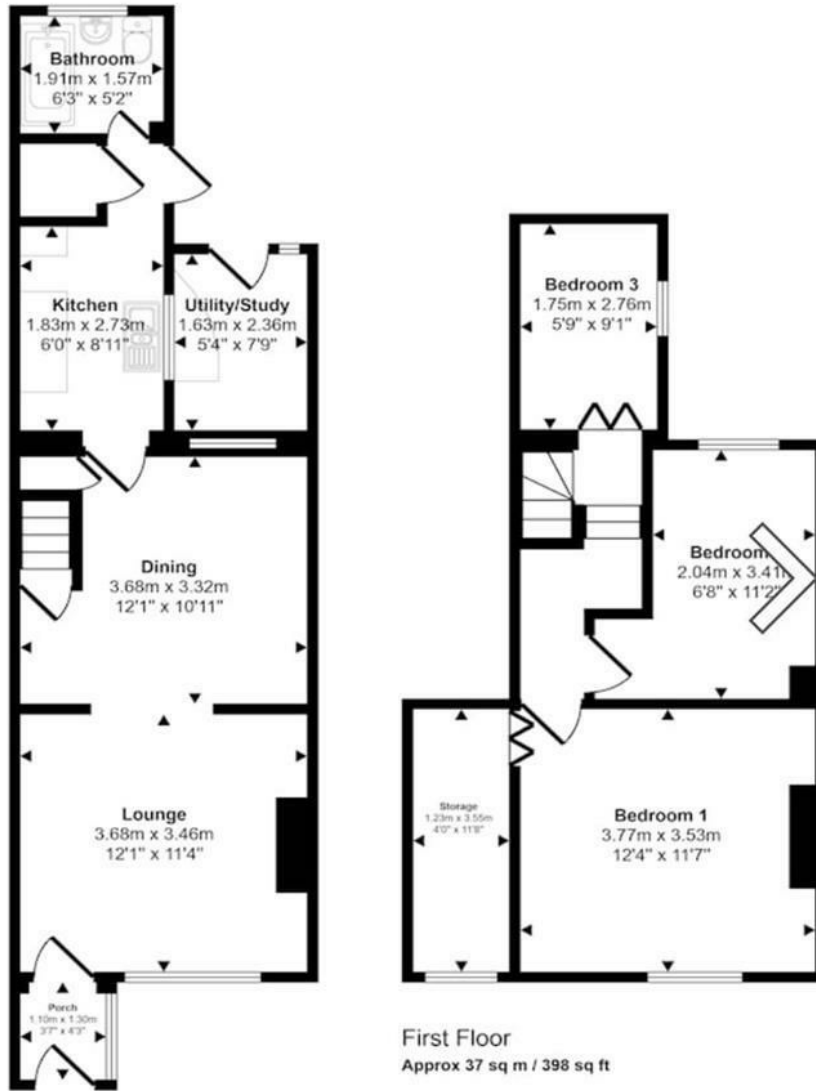
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

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.

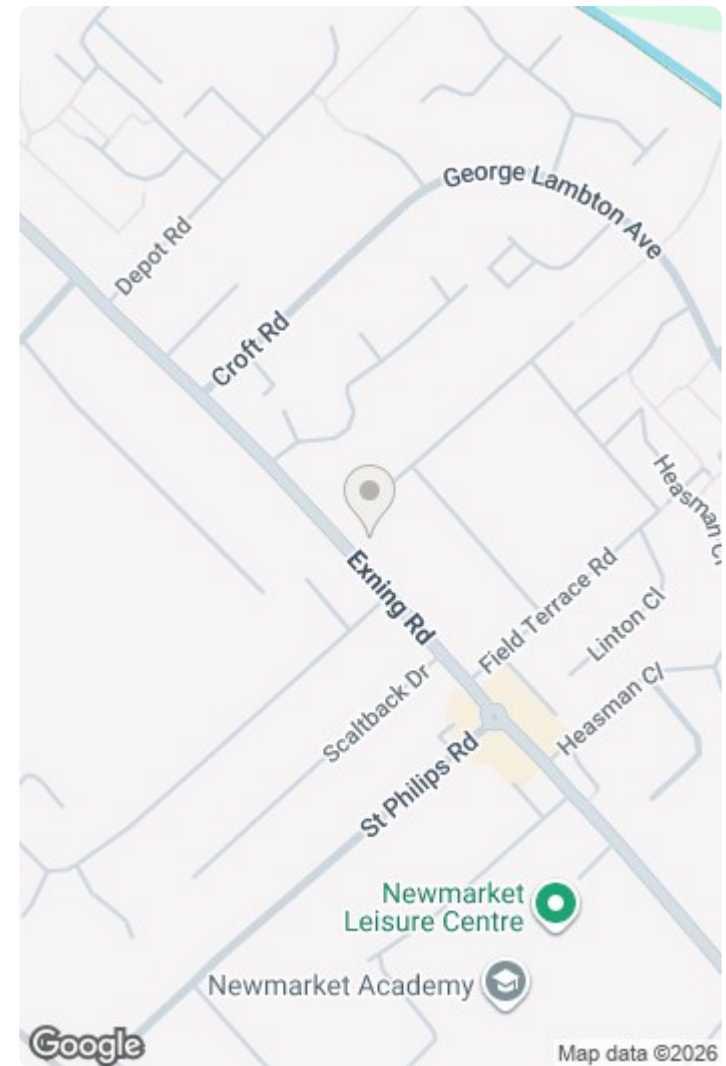


Approx Gross Internal Area
80 sq m / 865 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft

First Floor
Approx 37 sq m / 398 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82 (A)	81 (A)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
79 (B)	78 (B)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
76 (C)	75 (C)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
73 (D)	72 (D)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
70 (E)	69 (E)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
67 (F)	66 (F)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
64 (G)	63 (G)	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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