



**Laceys Lane, Exning CB8 7HN**

**Guide Price £190,000**



# Laceys Lane, Exning CB8 7HN

## POTENTIAL RENOVATION

A Victorian bay-fronted cottage offering huge potential for renovation and set within the heart of this well served and popular village.

Accommodation includes sitting room with inset wood burner, dining room, kitchen, cloakroom and small utility, two good size bedrooms and a first floor bathroom.

Externally the property offers a long and established rear garden.

Offered for sale with no onward chain.

### About Exning:

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

### Sitting Room 12'5" into bay x 12'2" (3.81 into bay x 3.73)

Good sized sitting room with featured log burner, TV connection point, radiator, laid wooden flooring, bay fronted window and door through to the:

### Dining Room 12'2" max x 10'2" (3.73 max x 3.10)

Laid wooden flooring, storage cupboard, radiator, staircase rising to the first floor, window to the rear aspect and door through to the:

### Kitchen 8'3" max x 8'2" (2.54 max x 2.51)

Modern fitted kitchen with inset sink and drainer with mixer tap, tiled splashback areas, integrated oven and gas burner hob with extractor hood above, fridge/freezer, tiled flooring, two windows to the side aspect and door through to the:

### Inner Hallway

With side external door.

### WC

Low level WC, hand basin and window to the rear aspect.

### First Floor Landing

With access through to the bedrooms and bathroom.

### Bedroom 1 12'2" x 10'0" (3.73 x 3.07)

Double bedroom with storage cupboard, radiator and window to the front aspect.

### Bedroom 2 11'3" x 8'0" (3.43 x 2.46)

Double bedroom with laid wooden flooring, radiator and window to the rear aspect.

### Bathroom

Four piece suite comprising a low level WC, hand basin with vanity cupboard under, walk-in shower cubicle, tiled flooring, airing cupboard and window to the rear aspect.

### Outside - Rear

Large enclosed rear garden mostly laid to lawn with timber built garden shed.

### Outside - Front

Enclosed by fencing frontage with pathway leading up to the front entrance.

### Property Information:

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 75 SQM

Parking – n/a

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom suggest limited/none

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

### NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

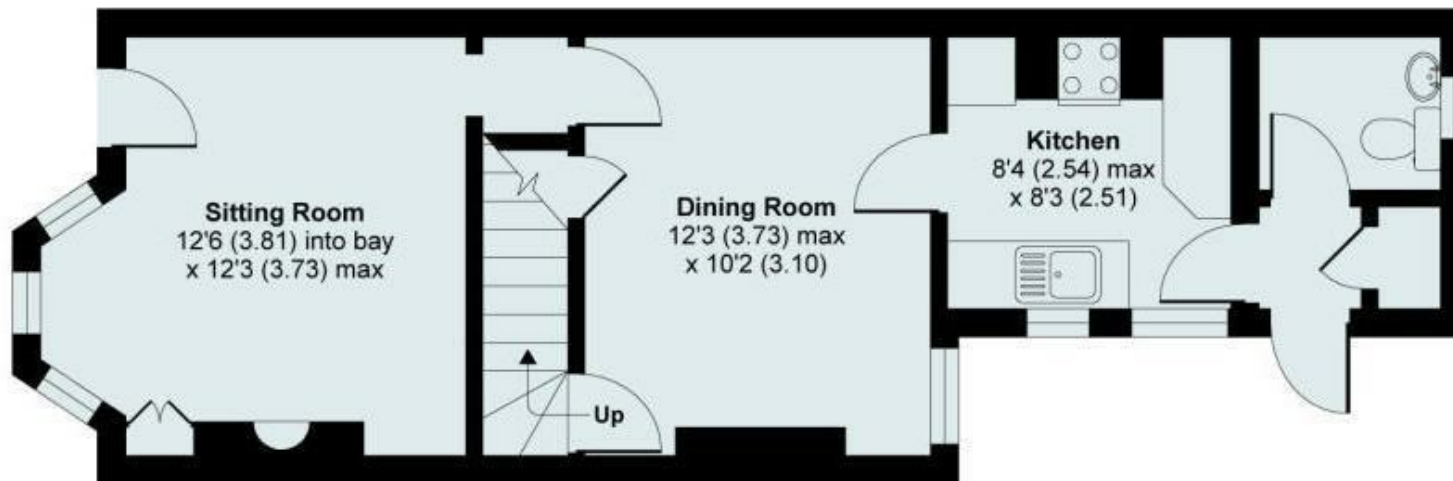


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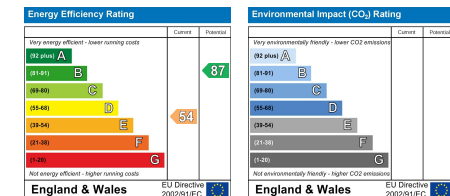
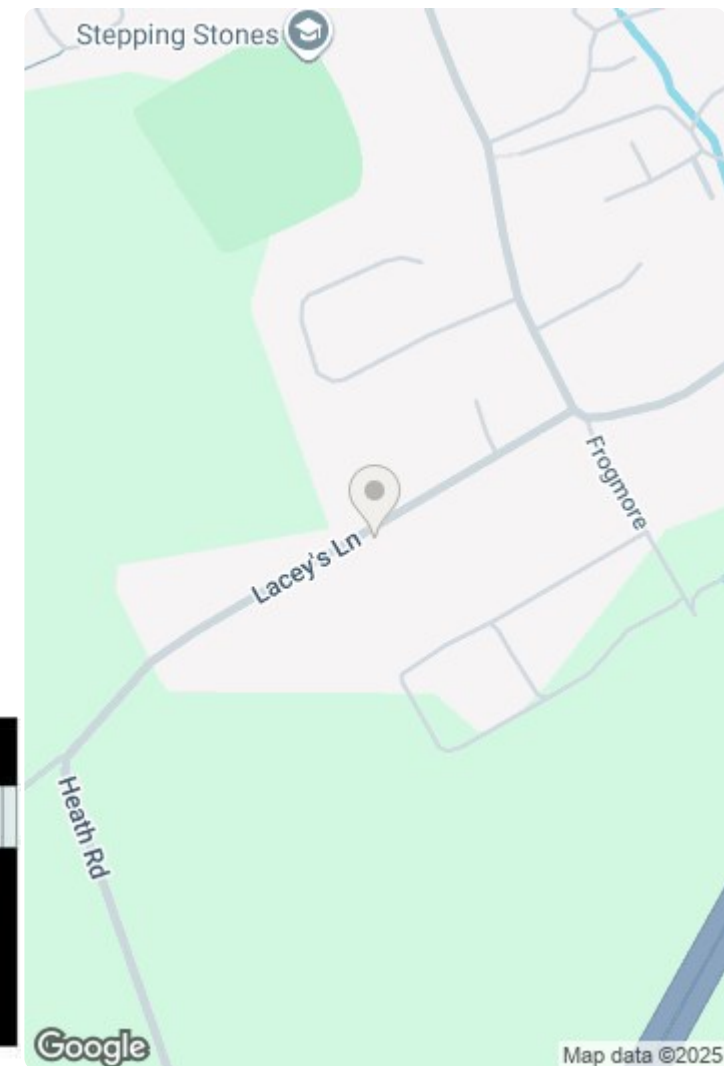
APPROX. GROSS INTERNAL FLOOR AREA 810 SQ FT 75.2 SQ METRES



FIRST FLOOR



GROUND FLOOR



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



