

**219, Exning Road**
**Newmarket, CB8 0AY**
**Guide Price £239,950**

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# 219, Exning Road, Newmarket, CB8 0AY

Located just a short distance to the town centre, this 3 bedroom end of terrace home offers well presented accomodation throughout.

With entrance hall, open plan sitting / dining room, kitchen and bathroom to the ground floor, and 3 bedrooms to the first floor.

The property benefits from a very generous and well presented rear garden and parking for up to 4 vehicles.

## Entrance Hall
With stairs rising to first floor and door through to:

## Living/Dining Room 21'5" x 13'10" (6.55m x 4.24m)
With windows to front and rear aspects. Understairs storage. Door through to:

## Kitchen 10'4" x 7'4" (3.15m x 2.24m)
Fitted with a range of eye and base level storage units with work top surface over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Space for oven. Door and window to side aspect. Door through to:

## Bathroom 7'4" x 4'5" (2.24m x 1.37m)
Three piece suite comprising, bath with shower attachment over, low level WC and wash hand basin. Obscured window to side aspect.

## First Floor Landing
With door to all bedrooms. Loft access.

## Bedroom 1 10'9" x 9'6" (3.3m x 2.9m)
With window to front aspect. Double depth over stairs wardrobe with hanging rails.

## Bedroom 2 11'6" x 6'7" (3.53m x 2.01m)
with window to rear aspect. Cupboard housing boiler.

## Bedroom 3 8'5" x 6'11" (2.59m x 2.11m)
With window to rear aspect.

## Outside - Front
Mainly laid to lawn with pathway to front door.

## Outside- Rear
Mainly laid to lawn bordered by shrubberies. Rear gate to parking area.

## 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 15 miles from Bury St Edmunds, and roughly 40 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.

## Property Information
EPC - D
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End of terrace house
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 66 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

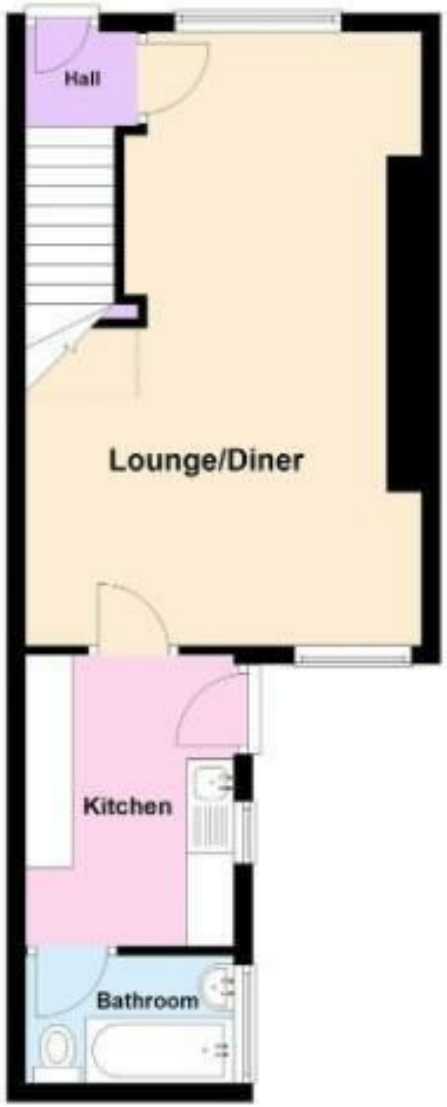






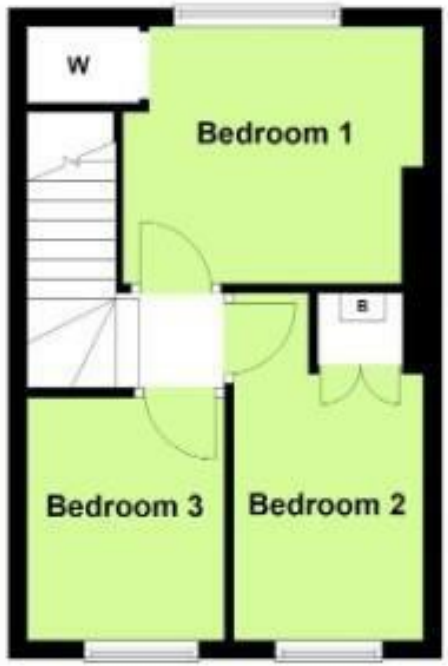
## Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)

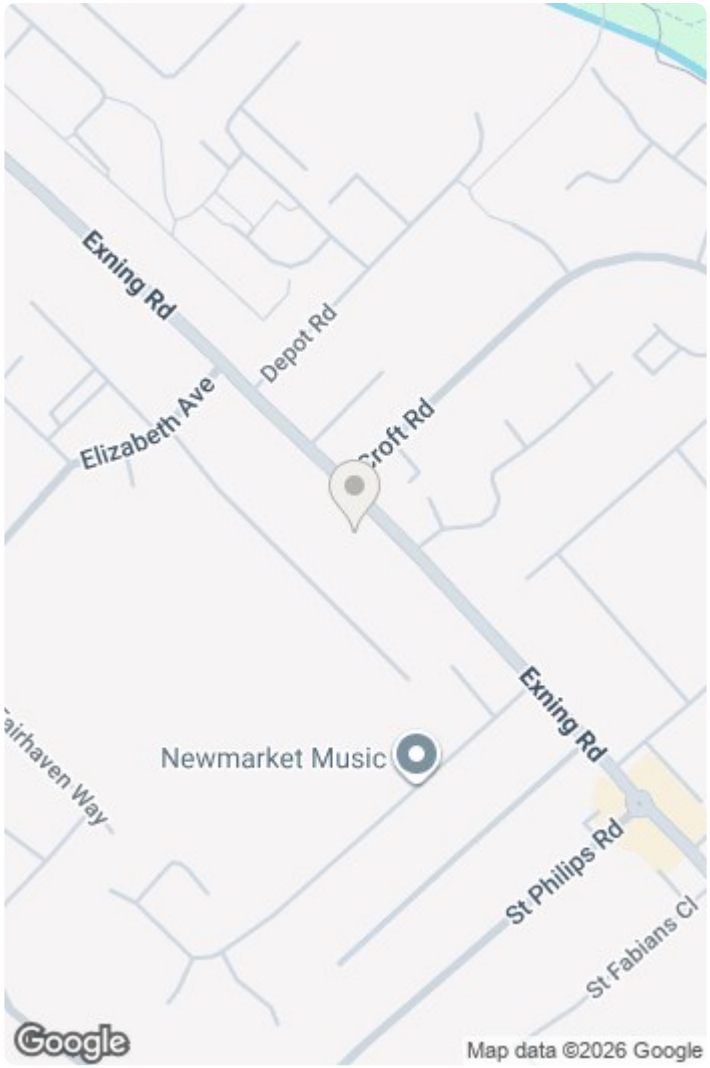


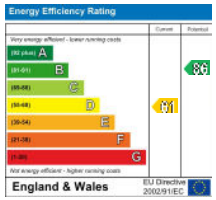

## First Floor

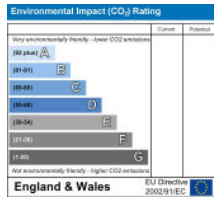
Approx. 27.8 sq. metres (299.1 sq. feet)




Total area: approx. 66.0 sq. metres (710.4 sq. feet)




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