



Mill Lane, Exning

Pocock + Shaw

3 Mill Lane, Exning
Exning
Newmarket
Suffolk, CB8 7JN

Pocock + Shaw are delighted to bring to the market this two bedroom maisonette in the popular village of Exning. The property has undergone a comprehensive programme of refurbishment and is offered in excellent condition throughout.

Guide Price £205,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

The property is ideally located on a no through road in the sought-after village of Exning which offers a peaceful and community-oriented environment. The combination of the property's classic style, full interior renovation, purpose built workshop and pretty garden make it a delightful place to call home.

The accommodation consists of -
Entrance Hall leading to recently updated ground floor

Utility Room - 2.18m (7'2") x 2.29m (7'6")
With a range of fitted cupboards for coat and shoe storage, space for washing machine and tumble dryer, tiled flooring, stainless steel sink with mixer tap, double radiator, UPVC double glazed windows.

Open Plan Living Area 6.68m (21'11") x 3.56m x (11'8")
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Consisting of a fully fitted kitchen with dark grey gloss finish and wood worktops above, 4 ring gas hob with extractor hood above, part tiled flooring, recessed lighting, UPVC double glazed window to rear aspect, space for fridge freezer and integrated Bosch dishwasher, and high-quality Vaillant boiler fitted with smart controls (such as remote access via app) and extended (and transferable) warranty, covering parts and labour.
Dining Area - With space for a good sized table, pendant lighting above, wood effect flooring.

Lounge - A fantastic open plan space with feature fire place with surround, UPVC double glazed window to front aspect, double radiator, wood effect flooring throughout.

Bedroom - 3.28m (10'9") x 3.33m (10'11")
A spacious double room with fitted wardrobes that include integral lighting, separate storage cupboard, wood effect flooring, double radiator, UPVC double glazed windows to rear aspect.

Bedroom - 2.30m (7'6") x 4.27m (14'0")
A wonderfully light room with fully fitted wardrobe with integral lighting, wood effect flooring, double radiator, UPVC double glazed windows to front aspect.

Bathroom - 2.25m (7'4") x 1.50m (4'11")
Immaculately presented three piece suite, consisting of bath with shower over, hand wash basin with storage draws below, low level WC, extractor fan, frosted UPVC double glazed windows to rear aspect, fully tiled floor and walls, double radiator, heated towel rail and mirror unit with shelving.

Outside - located on a no through road with parking and single garage, path to front door with grass frontage, side access to rear garden and workshop which is fully insulated and with an electrical and water supply.

Tenure - The property is leasehold - 125 years from 17 June 2002.

EPC - To Be Confirmed
Ground Rent - £10 per month
Service Charge - £40 per month

Services
Mains water, gas, drainage and electricity are connected.
The property is in a conservation area and the flood risk is very low.
Broadband
Basic 18 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

Council Tax Band: A West Suffolk

Viewing: Strictly by prior arrangement with Pocock + Shaw.



Maisonette

Approx. 88.8 sq. metres (955.3 sq. feet)



Total area: approx. 88.8 sq. metres (955.3 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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