



Exning Road, Newmarket

Pocock + Shaw

163 Exning Road
Newmarket
Suffolk
CB8 0AY

A surprisingly spacious period two
bedroom cottage with its own
GARAGE and enclosed garden.

An excellent first time buy or
investment purchase. NO CHAIN

Guide Price £239,950



Newmarket is 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, a twice weekly 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.

Ground Floor

Sitting Room 3.96m (13') x 3.70m (12'2")

UPVC double glazed window to front aspect, uPVC part glazed doors, fireplace, radiator, open plan to:

Dining Room 3.96m (13') x 3.45m (11'4")

Radiator, central heating thermostat, stairs to the first floor, under stair cupboard, double doors to the garden.

Kitchen 3.36m (11') x 2.19m (7'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for slimline dishwasher, fitted electric oven, built-in four ring ceramic hob with extractor hood over, wall mounted combination boiler, window to the side.

First Floor

Landing

Access to the loft space.

Bedroom 1 3.97m (13') including wardrobe x 3.83m (12'7")

UPVC double glazed window to the front aspect, double radiator, range of built in wardrobes.

Bedroom 2 3.45m (11'4") x 2.33m (7'8")

UPVC double glazed window to the rear aspect, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and tiled surround, low-level WC, tiled surround, extractor fan, uPVC double glazed window to rear aspect, radiator, tiled flooring, recessed ceiling spotlights, built in storage cupboard.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is not in a flood risk area.

Internet connection, basic: 14Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax Band: B West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS





Ground Floor
Approx. 36.3 sq. metres (390.4 sq. feet)



First Floor
Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 72.6 sq. metres (782.0 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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