



9 New Road
Exning, Suffolk CB8 7JP
Guide Price £182,500

MA
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A smartly presented and surprisingly spacious two bedroom ground floor maisonette tucked away in a quiet and picturesque location close to the heart of this much loved and ever popular village.

Offering newly painted accommodation with brand new matching carpeting throughout to include a communal entrance porch with storage cupboard, entrance hallway, sitting/dining room, kitchen, two double bedrooms and bathroom.

Complete with enclosed and good size private garden with brick built store and on road parking to front.

Outstanding value for money and perfect for first time buyers.

Offered for sale with the distinct advantage of no onward chain.

EPC (D)

Accommodation Details

Access to communal entrance porch with useful built in storage cupboard, staircase rising to the first floor, access and door leading through to:

Entrance Hallway

With window to the front aspect, coat hanging space, radiator, access and door leading through to:

Living Room

Dual aspect room with windows to the front and side aspects, feature fireplace to the side housing coal effect fire, TV aerial connection point, telephone connection point, radiator with cover.

Kitchen

Re-fitted kitchen with a range of eye level and base storage units

with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, cupboard housing gas fired boiler, part glazed door leading to the garden, window to the rear aspect.

Bedroom 1

With window to the rear aspect, built in cupboard, radiator.

Bedroom 2

With window to the side aspect, built in cupboard, radiator.

Bathroom

With suite comprising panel bath with plumbed shower over, pedestal wash hand basin and low level WC, built in cupboard with louvre door, part tiled walls, tiled

flooring, radiator, window with obscured glass to the rear aspect.

Outside - Front

Communal gardens to the front with residents parking.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with patio/seating area, brick built storage shed.

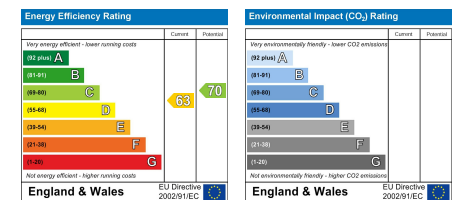
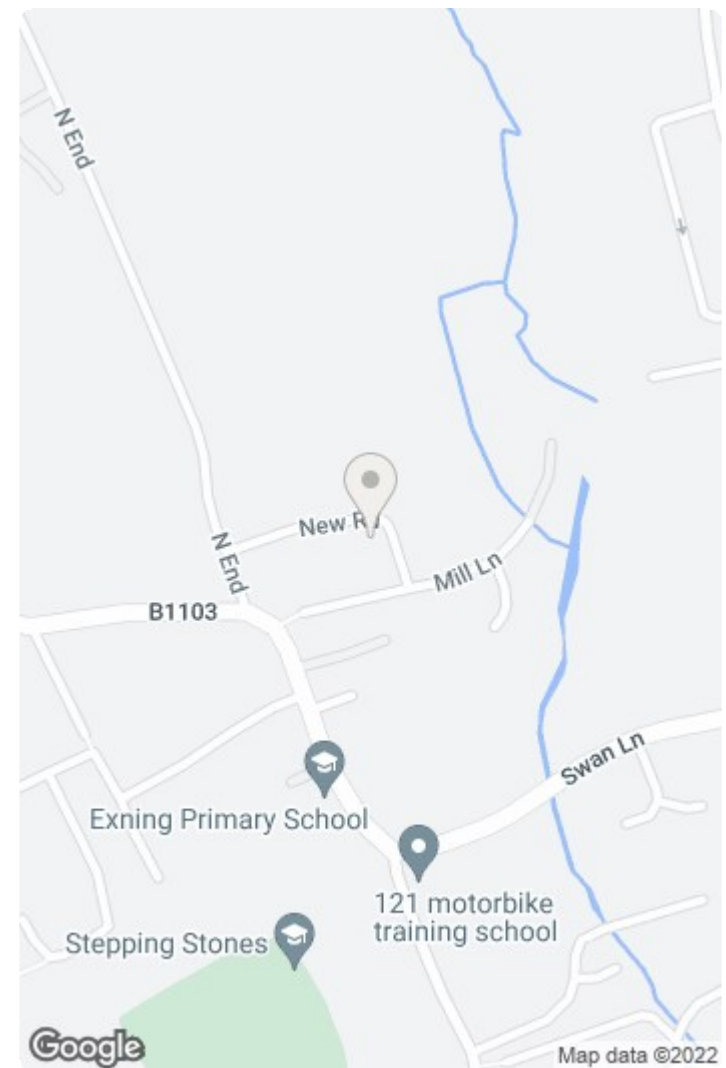
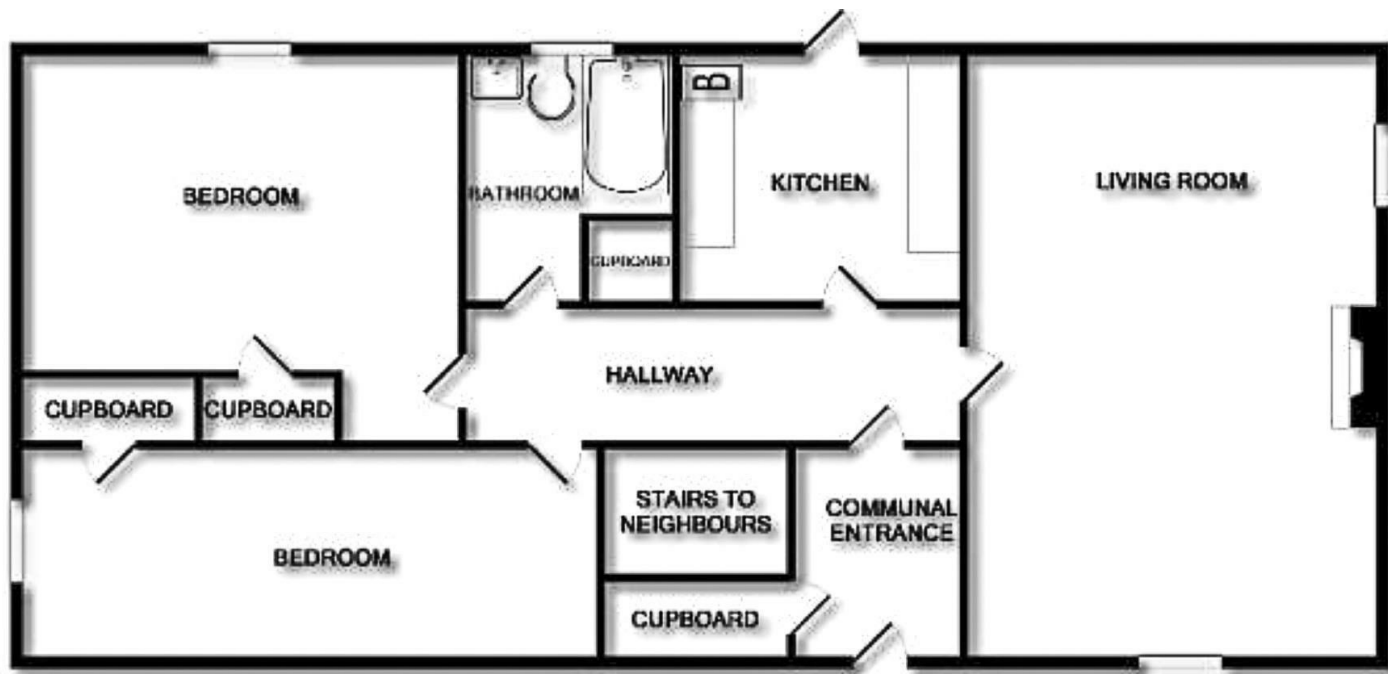
Agents Note

Leasehold - length of lease remaining is 100 years.

Ground rent/service charges circa £70/annum.

Room dimensions to follow soon.





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