



73 Chapel Street
Exning, Suffolk CB8 7HB
Guide Price £200,000

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A charming and surprisingly spacious older style end terraced cottage located in the heart of this popular and convenient village offering excellent access to Newmarket, Cambridge and the A14.

Greatly improved over recent years and now offering a sitting room, re-fitted kitchen, two generous sized first floor bedrooms and a re-fitted bathroom.

With the added advantage of a pleasant, low maintenance rear garden with useful outhouse/studio, perfect for home working or gym.

A viewing is strongly advised to fully appreciate size and space on offer.

EPC (D)

Accommodation Details

Front door leading through to:

Sitting Room 11'10" x 11'9" (3.61m x 3.58m)

With window to the front aspect, engineered oak flooring, underfloor heating, staircase rising to the first floor, TV aerial connection point, recessed lighting to ceiling, opening leading through to:

Kitchen 11'7" x 8'2" (3.53m x 2.49m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, engineered oak flooring, underfloor heating, recessed

lighting to ceiling, window to the rear aspect, part glazed door leading to the rear garden.

First Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 11'8" x 8'4" (3.56m x 2.54m)

With window to the rear aspect, cupboard housing gas fired boiler, radiator.

Bedroom 2 8'10" x 8'7" (2.69m x 2.62m)

With window to the front aspect, built in wardrobe, radiator.

Shower Room 8'4" x 4'8" (2.54m x 1.42m)

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, recessed lighting to ceiling, extractor.

Outside - Front

Gated access to rear garden.

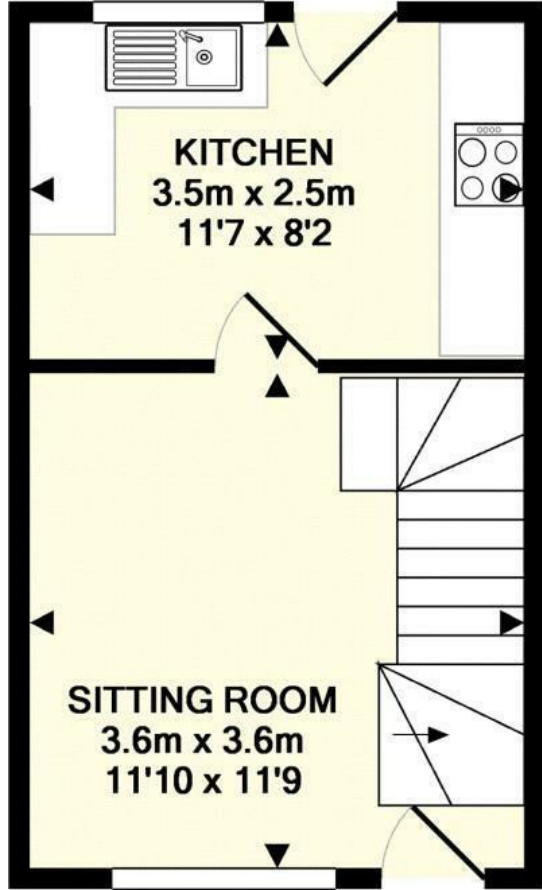
Outside - Rear

Fully enclosed decked rear garden with room for dining table and chairs, access to:

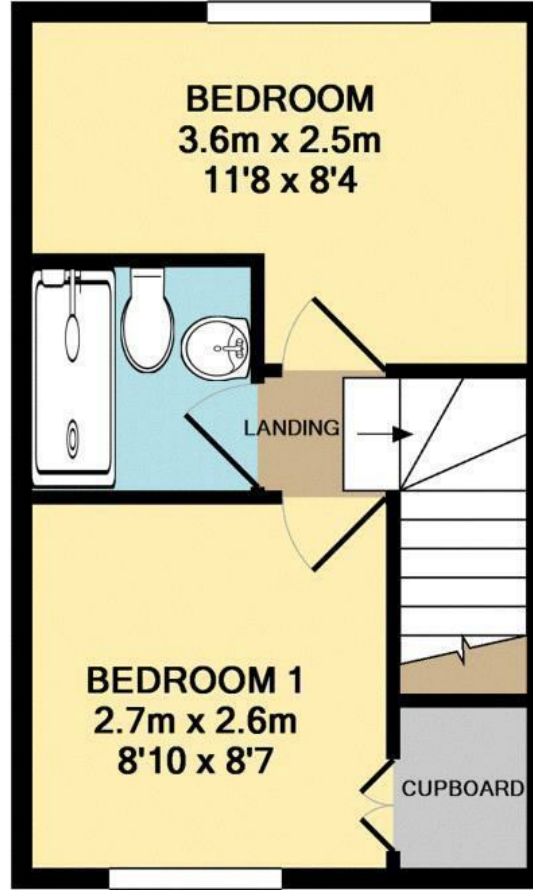
Outhouse/Studio

Detached timber built outhouse/studio with window to the front aspect, part glazed door to the front aspect and two Velux window, power and lighting.





GROUND FLOOR
APPROX. FLOOR
AREA 22.4 SQ.M.
(241 SQ.FT.)

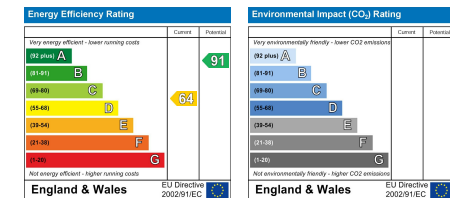
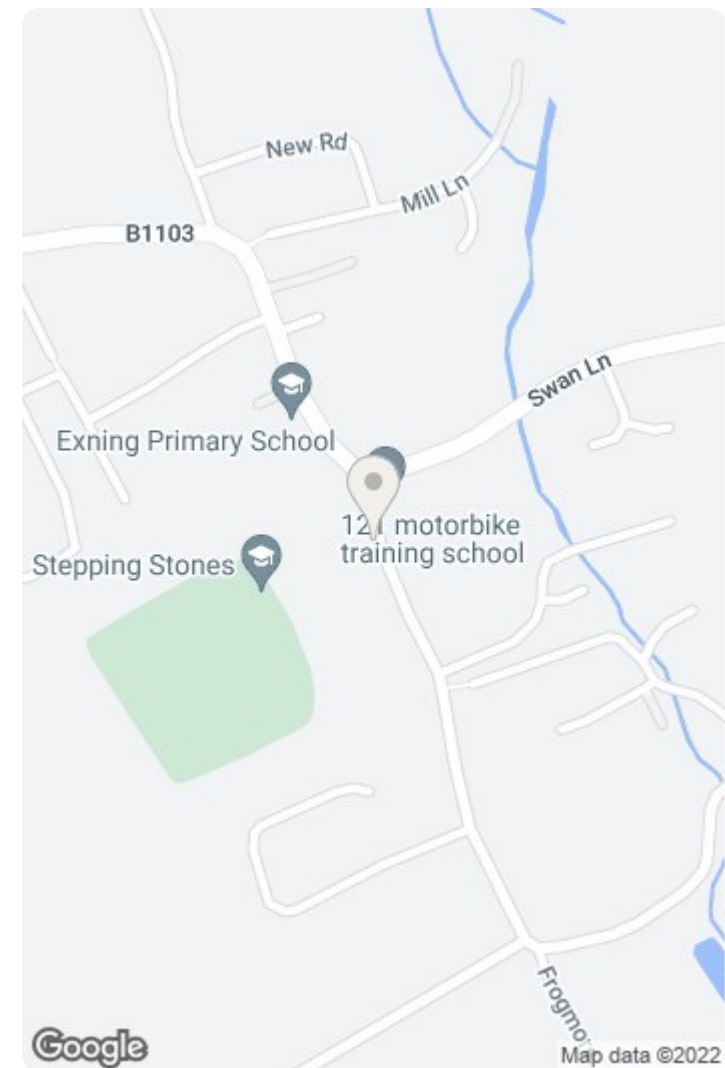


1ST FLOOR
APPROX. FLOOR
AREA 22.4 SQ.M.
(241 SQ.FT.)

TOTAL APPROX. FLOOR AREA 44.8 SQ.M. (482 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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