



166 Exning Road
Newmarket, Suffolk CB8 0AF
Guide Price £230,000

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A charming older style cottage set towards the edge of the town centre, positioned within a cluster of similar properties and offered for sale chain free.

Enjoying well-proportioned rooms throughout, the property boasts accommodation to include an entrance porch, spacious living room/dining room, kitchen, bathroom, three good size bedrooms and a first floor cloakroom.

Complete with a pleasant rear garden with some lovely views to rear over allotments.

Viewing is strongly recommended.

EPC (D)

Accommodation Details

Part glazed front door leading through to:

Sitting/Dining Room 22'4" x 12'0" (6.81m x 3.66m)

Dual aspect room with windows to the front and rear aspects, fireplace recess, TV aerial connection point, radiator, access and door leading through to:

Inner Hallway

With staircase rising to the first floor, access and door leading through to:

Bathroom 6'2" x 5'5" (1.88m x 1.65m)

With suite comprising panel bath, pedestal wash hand basin and low level WC, part tiled walls, radiator, window to the side aspect.

Kitchen 10'7" x 8'5" (3.23m x 2.57m)

Fitted with a range of eye level and base storage units with wood

effect working top surfaces over, space for cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink unit with mixer tap over, wall mounted gas fired boiler, wood effect flooring, radiator, door to the inner hallway, door to the side aspect leading to the rear garden, window to the rear aspect.

First Floor Landing

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

Bedroom 1 11'5" x 10'11" (3.48m x 3.33m)

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

Bedroom 2 10'6" x 8'9" (3.20m x 2.67m)

With window to the rear aspect, radiator.

Bedroom 3 8'5" x 6'0" (2.57m x 1.83m)

With window to the rear aspect, radiator.

Cloakroom

Comprising low level WC and pedestal wash hand basin, radiator, window to the side aspect.

Outside - Front

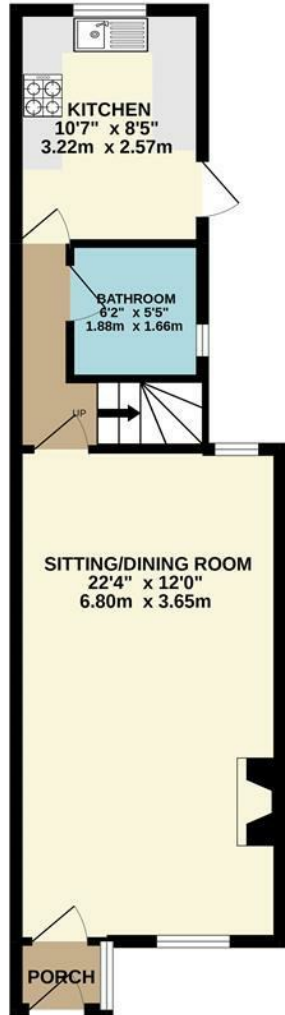
Small enclosed front garden with a variety of plants/shrubs bordered by brick wall.

Outside - Rear

Fully enclosed and established rear garden with patio/seating area, areas laid to lawn bordered by mature plants/shrubs, timber built arch with climbing rose, timber built shed, small timber storage shed, outside lighting, outside tap.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

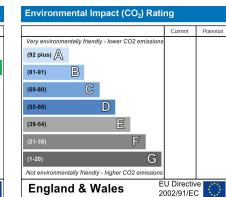
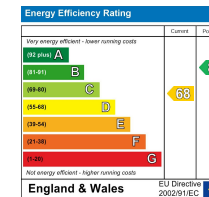
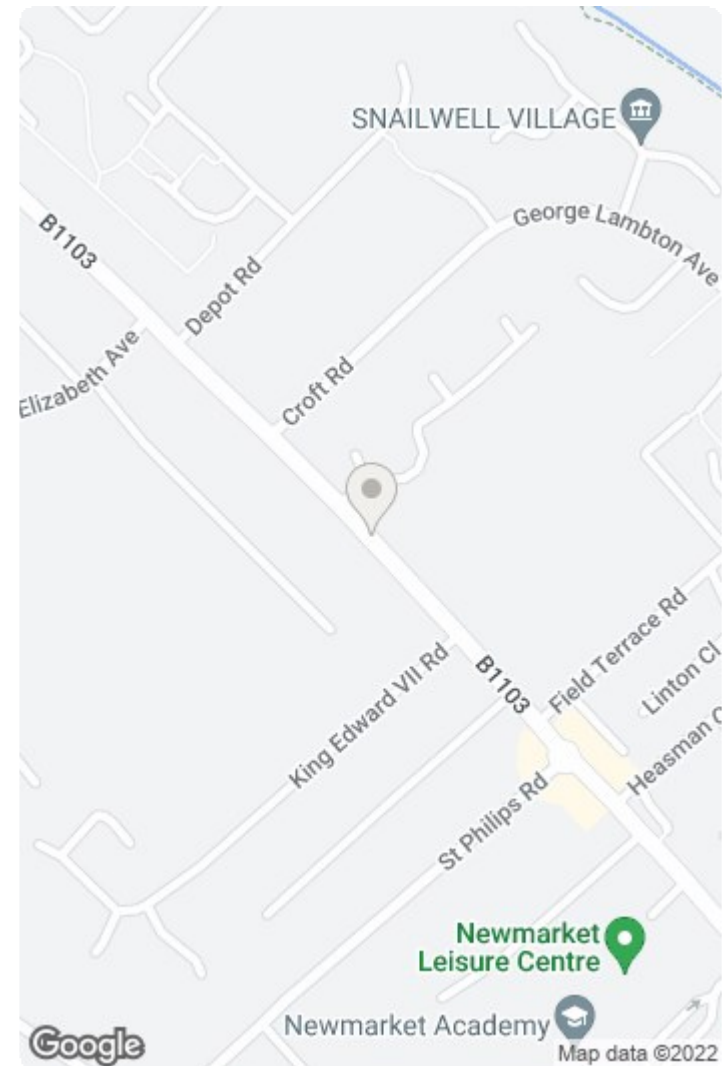


1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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