



157 Exning Road
Newmarket, Suffolk CB8 0AY
Guide Price £250,000

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A much improved and surprisingly spacious terraced home located to the North of the town centre within reach of a host of amenities.

This smartly presented property benefits from well proportioned rooms throughout with accommodation comprising an entrance porch, living/dining room, re-fitted kitchen, two bedrooms and a first floor re-fitted bathroom.

Externally offering a fully enclosed garden with Summerhouse and allocated parking space to the rear.

Superb first time or investment purchase.

EPC (TBC)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With coat hanging space, access and door leading through to:

Living/Dining Room 24'6" x 13'0" (7.47m x 3.96m)

Dual aspect room with windows to the front and rear aspect, staircase rising to the first floor, wood effect flooring, TV aerial connection point, meter cupboard, three radiators, ample room for dining table and chairs, opening leading through to:

Kitchen 17'3" x 7'2" (5.26m x 2.18m)

Galley style kitchen fitted with a range of eye level and base storage units with wood working top surfaces over, inset sink unit with mixer tap over, built in eye level double oven, separate hob with extractor hood over, space

and plumbing for washing machine, integrated dishwasher, space for tumble dryer, quarry tiled flooring, radiator, Velux window to the rear aspect, window to the side aspect, door to the side leading to the rear garden.

First Floor Landing

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

Bedroom 1 13'0" x 12'6" (3.96m x 3.81m)

With window to the front aspect, built in wardrobe with cupboard space over, radiator.

Bedroom 2 11'4" x 7'8" (3.45m x 2.34m)

With window to the rear aspect, radiator.

Bathroom 11'2" x 7'2" max (3.40m x 2.18m max)

With suite comprising panel bath with mixer taps, corner shower

enclosure, wash hand basin and low level WC, built in cupboard housing hot water cylinder, tiled flooring, radiator, window to the rear aspect.

Outside - Front

Small enclosed frontage.

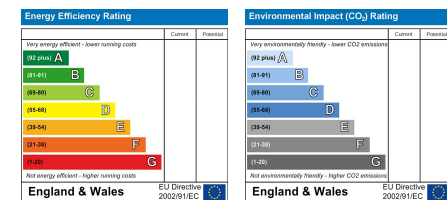
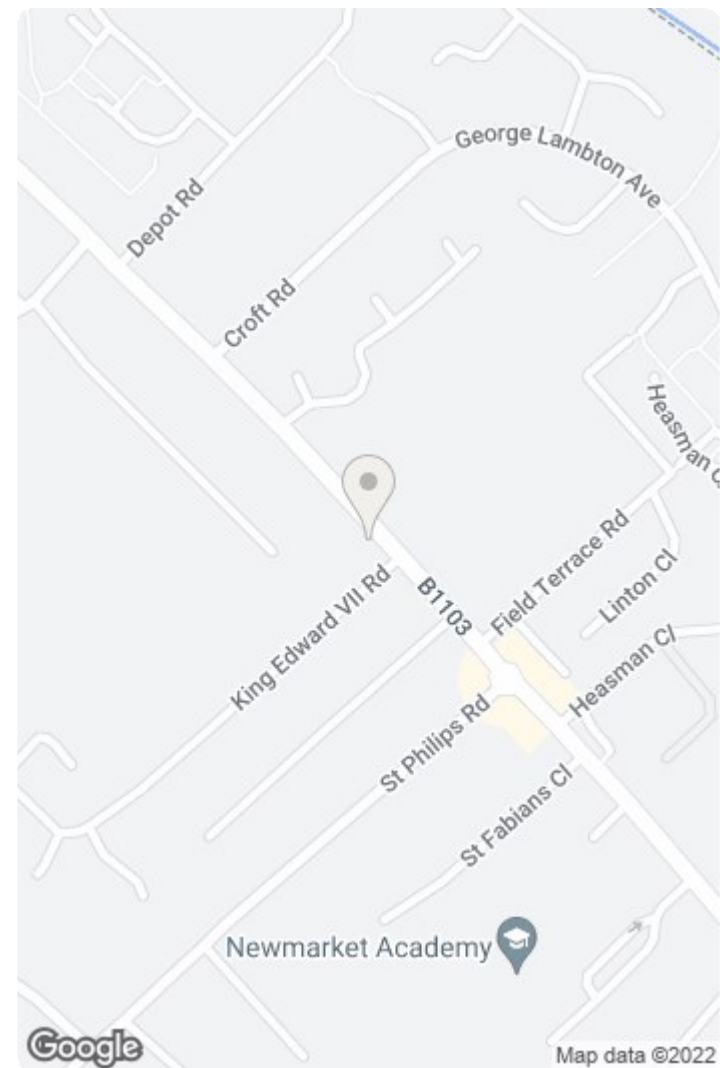
Outside - Rear

Fully enclosed two tier rear garden with block paved areas/areas laid with paving slabs, beds planted with a variety of plants/shrubs, gated rear access leading to allocated parking space, access to:

Summerhouse

Timber built Summerhouse with French style doors and window to the side, power and lighting connected, ideal for home working.





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