



68 Exning Road
Newmarket, Suffolk CB8 0AB
Guide Price £210,000

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A mid-terrace older style property positioned moments from a range of amenities and offered for sale with the distinct advantage of NO ONWARD CHAIN.

This well presented home has recently been redecorated and offers accommodation comprising a large sitting/dining room with a wood-burning stove, kitchen, two bedrooms and a first floor four piece family bathroom.

Complete with a private courtyard-style garden.

Sensibly priced making an ideal first-time or investment purchase.

EPC (E)

Council Tax Band B (West Suffolk)

Accommodation Details

Living Room/Dining Room 20'10" x 12'2" (6.358m x 3.713m)

With a log burner, wood laminate floor twp radiators and window to the front aspect.

Kitchen 10'6" x 10'6" (3.219m x 3.209m)

With a range of modern fitted wall and base units comprising built-in hob with extractor over, oven, stainless steel sink with drainer and mixer tap, natural slate flooring, gas fired boiler, space for fridge/freezer

and washing machine, and French doors leading to the garden.

First Floor

Master Bedroom 12'3" x 10'2" (3.751m x 3.111m)

With window to the front aspect and radiator.

Bedroom 2 10'6" x 7'4" (3.215 x 2.247)

With window to the rear aspect and radiator.

Bathroom

With white suite comprising mosaic tiled bath, low level WC, Pedestal basin, separate

generous sized walk in shower cubicle with power shower, heated towel rail, tiled floor and window to the rear aspect.

Outside

Frontage

Dwarf walled and gated, enclosed gravelled front garden, with mature firs.

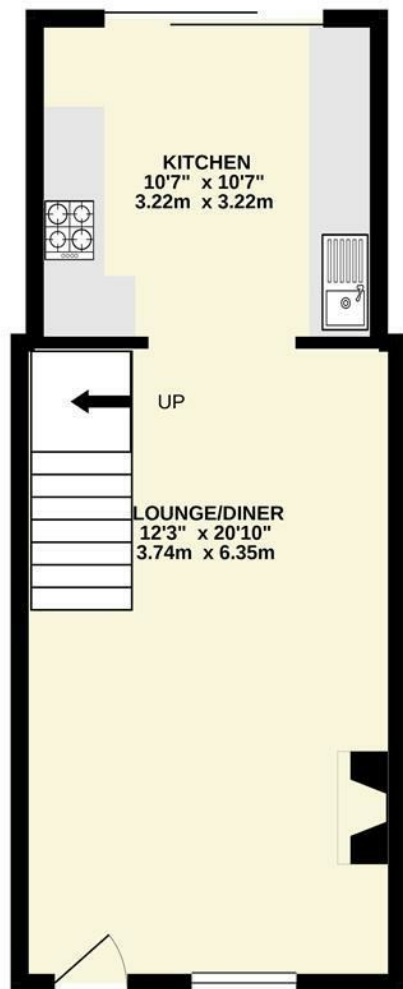
Rear Garden

Enclosed rear garden with patio, veranda with decked seating area and gated rear access.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

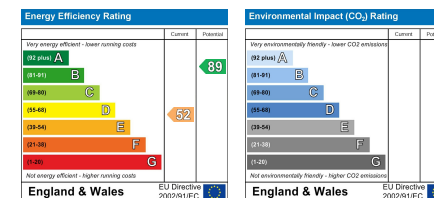
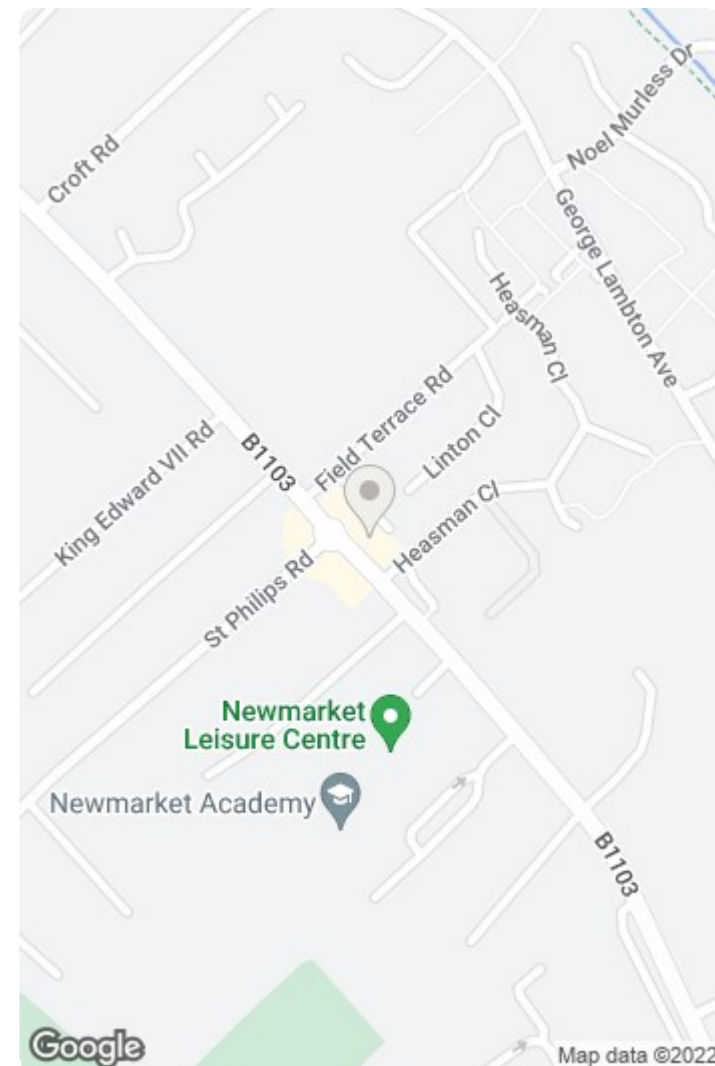
1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

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