



78 Exning Road
Newmarket, Suffolk CB8 0AB
Guide Price £230,000

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A charming Victorian terraced home. offer for sale with NO ONWARD CHAIN, set on the outskirts of the town and set within yards of local amenities and the sports centre.

This well presented property provides accommodation comprising a living room, kitchen/dining room, two bedrooms and a bathroom.

Complete with a fully enclosed courtyard style garden.

Ideal first or investment purchase.

EPC (D)

Accommodation Details

Front door leading through to:

Living Room 12'3" x 10'1" (3.73m x 3.07m)

With window to the front aspect, feature Victorian style fireplace to the side, engineered wood flooring, TV aerial connection point, radiator, part glazed door leading through to:

Inner Hallway

With staircase rising to the first floor, tiled flooring, door leading through to:

Bathroom 7'9" x 6'1" (2.36m x 1.85m)

Bathroom with suite comprising panel bath with plumbed shower over and glass screen, wash hand basin set on vanity unit and low level WC, airing cupboard, built in cupboard, tiled walls, tiled flooring, heated towel rail, extractor.

Kitchen/Dining Room 14'0" x 10'8" (4.27m x 3.25m)

Newly fitted kitchen with a range of eye level and base storage units with working top surfaces over, built in oven, built in microwave oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, inset sink unit with mixer tap over, ample room for dining table and chairs, tiled flooring, radiator, window to the rear aspect, glazed door leading to the rear garden.

First Floor Landing

With access and door leading through to:

Bedroom 1 12'3" x 10'3" (3.73m x 3.12m)

With window to the front aspect, Victorian style feature fireplace to the side, built in cupboard and wardrobe, engineered wood flooring, radiator.

Bedroom 2 10'2" x 9'2" (3.10m x 2.79m)

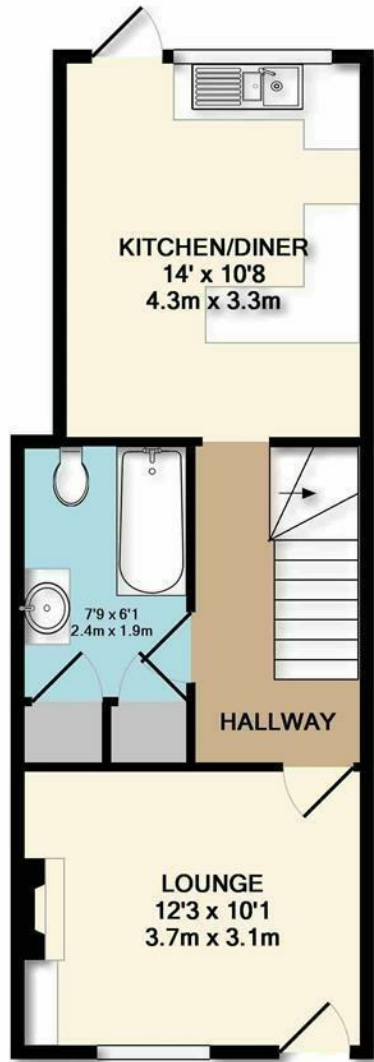
With window to the rear aspect, access to loft space, radiator.

Outside - Front

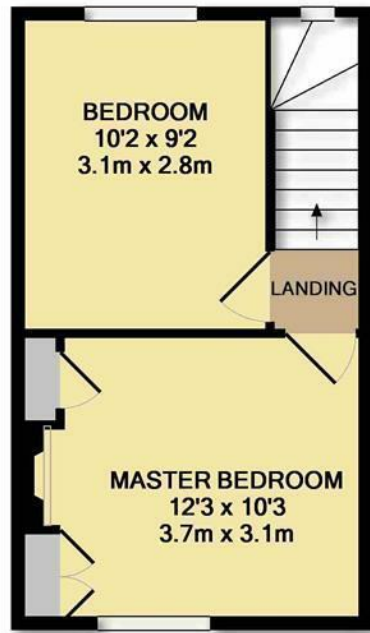
Fully enclosed front garden with gated access, block paved path leading to the front door, remainder of garden laid with slate chippings with mature plants/shrubs.

Outside - Rear

Fully enclosed rear garden laid with slate chippings and the remaining with faux grass, room for table and chairs, timber built garden shed, gated rear access.

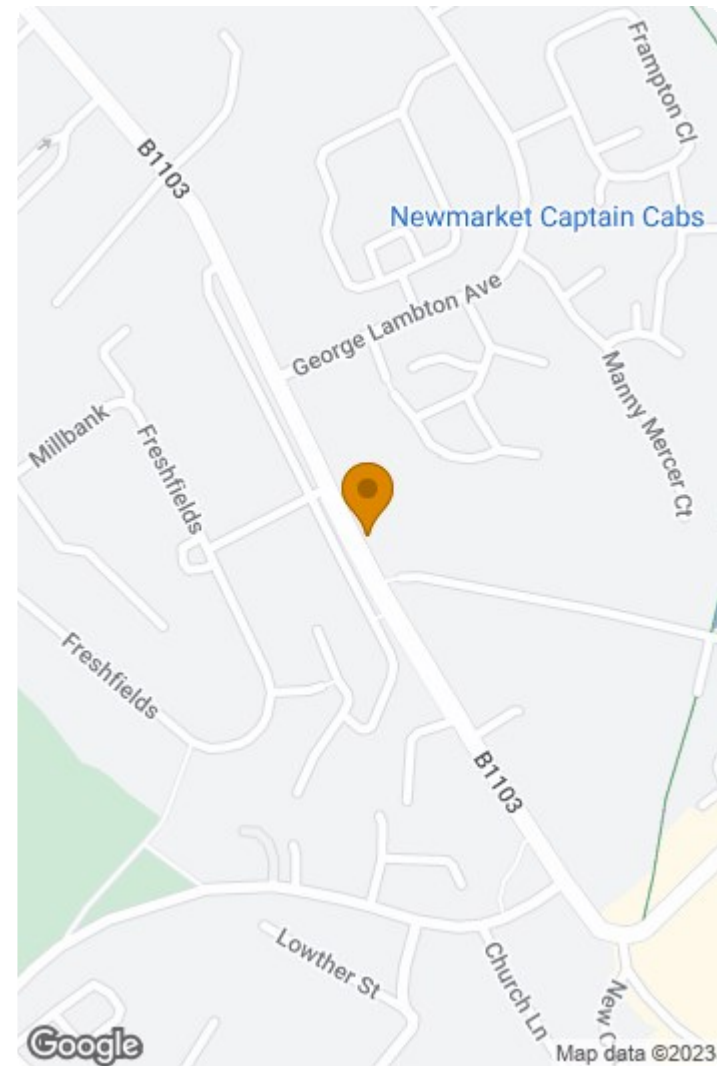


GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		65	86
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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