



82 Exning Road
Newmarket, Suffolk CB8 0AB
Guide Price £198,000

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A realistically priced two bedroom terraced home located in a popular residential area and offered for sale with the distinct advantage of no onward chain.

The property offers accommodation comprising a living/dining room, kitchen/breakfast room, two bedrooms and a first floor bathroom.

Complete with small front garden and off road parking to the rear.

Early viewing is essential.

EPC (E)

Council Tax Band A (West Suffolk)

Accommodation Details

Front door leading through to:

Living Room/Dining Room 20'7 x 12'2 (6.27m x 3.71m)

Dual aspect room with windows to the front and rear aspects, feature fireplace to side with back boiler, staircase rising to the first floor, two radiators, door leading through to:

Kitchen / Breakfast Room 16' x 6'6 (4.88m x 1.98m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, tiled splashbacks, tiled flooring, radiator, window to the rear aspect, door to the side aspect.

First Floor Landing

With loft access, door leading through to:

Bedroom 1 12'1 max x 10'3 (3.68m max x 3.12m)

With window to the front aspect, recess shelving/cupboard and hanging rail, radiator.

Bedroom 2 10' x 9' (3.05m x 2.74m)

With window to the rear aspect, recess shelving/cupboard and hanging rail, radiator.

Bathroom

With suite comprising panel sided bath with electric shower over, pedestal wash hand basin and low level WC, part tiled walls, tile effect flooring, airing cupboard, radiator, window with obscured glass to the rear aspect.

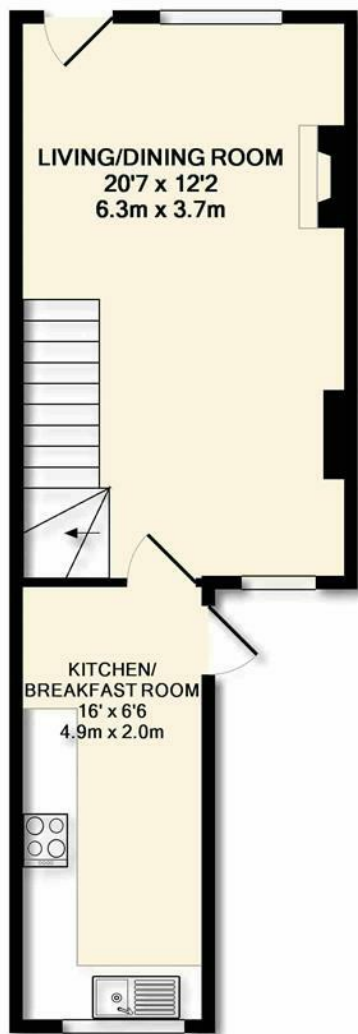
Outside - Front

Small frontage laid to shingle with pathway to the front door and fence border.

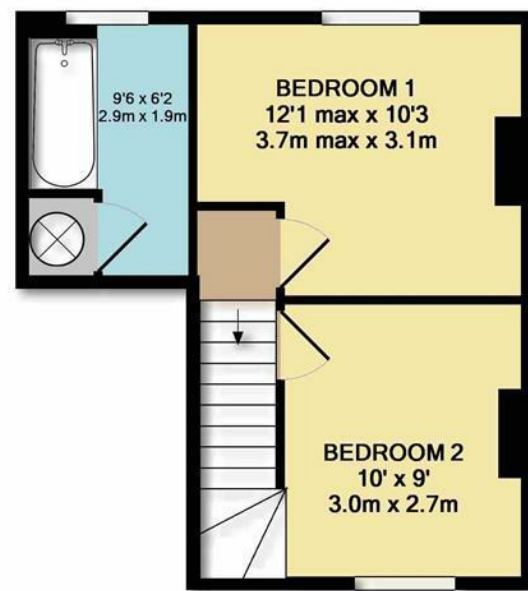
Outside - Rear

Off road parking space via shared shingle driveway.





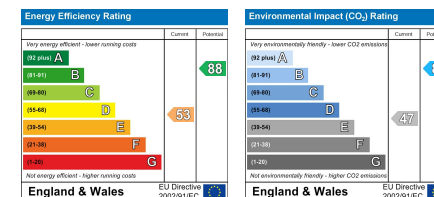
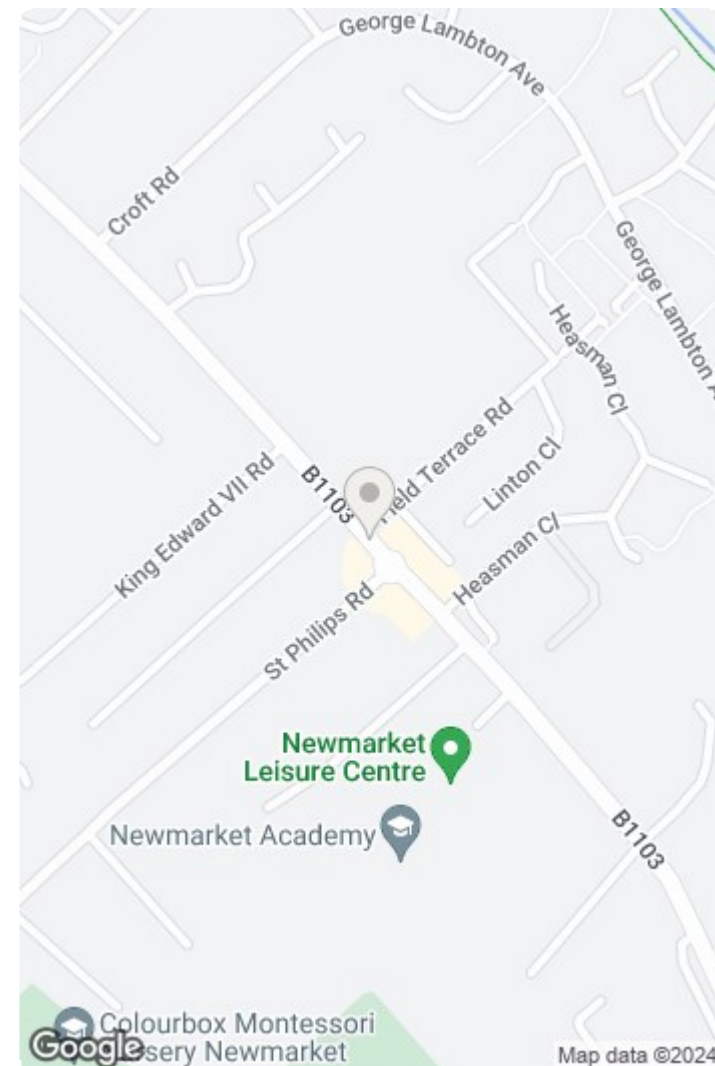
GROUND FLOOR



1ST FLOOR

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