



11 King George Avenue
Exning, Suffolk CB8 7ES
£200,000

11 King George Avenue, Exning, Suffolk CB8 7ES

**Morris Armitage are now in receipt of an offer for the sum of £190,000 for 11 King George Avenue, Exning, CB8 7ES **

Anyone wishing to place an offer on the property should contact Morris Armitage, Godolphin House, 2 The Avenue, Newmarket, CB8 9AA (telephone 01638 560221) prior to exchange of contracts

This 3 bedroom end of terrace home is situated in the popular village of Exning in walking distance of the local shops and amenities.

Offering accommodation including sitting/dining room, kitchen and downstairs bathroom and 3 bedrooms to the first floor.

Externally there is a driveway offering off road parking and to the rear a south facing garden.

Offered for sale with NO CHAIN. Sold as seen. All services/appliances have not and will not be tested.

EPC (D)
Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

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

Lounge/Diner 21'5" x 9'8" (6.53m x 2.95m)

Dual aspect room with windows to the front and rear aspects, 2 radiators, storage cupboard.

Kitchen 10'0" x 7'1" (3.05m x 2.16m)

Fitted with a range of eye level and base storage units with work top surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, window to the side aspect, door to the side aspect leading to the rear garden, access and door leading through to:

Bathroom

With white suite comprising of panelled bath, low level WC, vanity hand basin. heated towel rail. Window to rear aspect.

First Floor Landing

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

Bedroom 1 10'9" x 9'8" (3.28m x 2.95m)

With built in cupboard, window to front aspect.

Bedroom 2 11'5" x 6'7" (3.48m x 2.01m)

With window to rear aspect, radiator.

Bedroom 3 8'2" x 6'11" (2.51m x 2.11m)

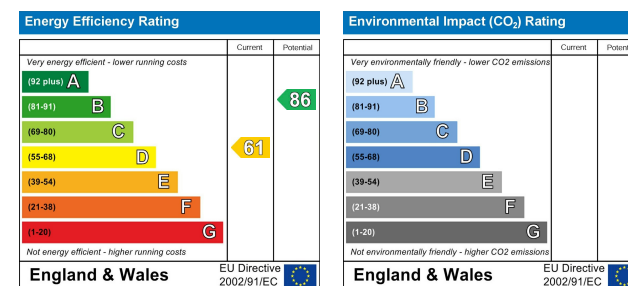
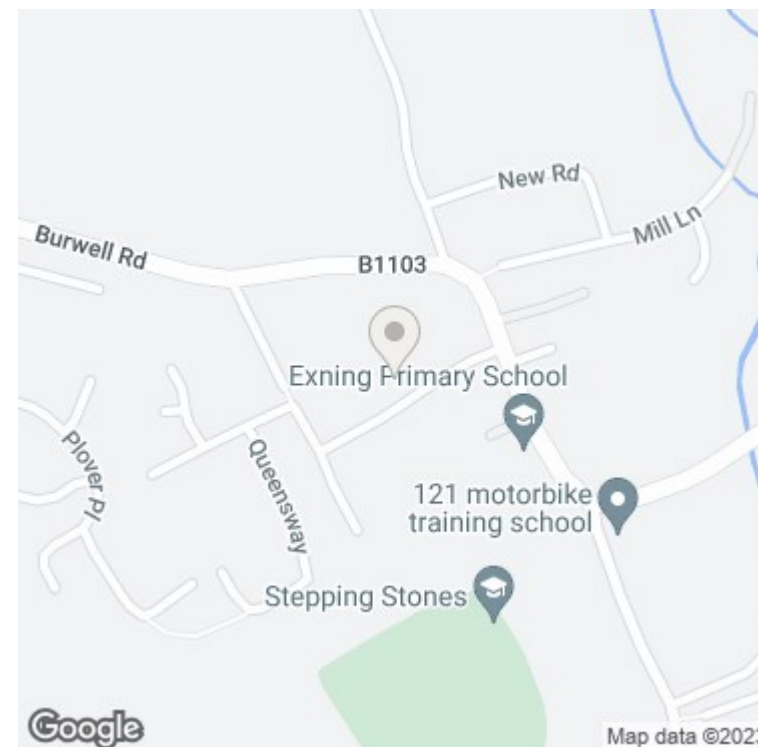
With window to rear aspect, radiator.

Outside - Front

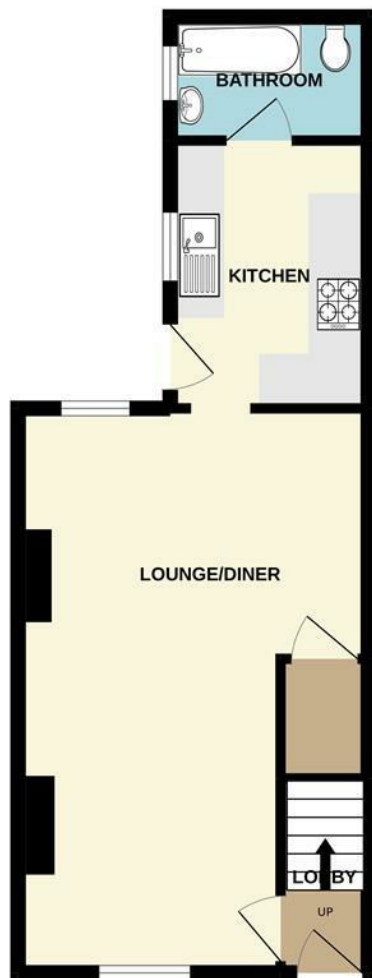
With block paved driveway, path leading to front door.

Outside - Rear

The South facing garden is laid mainly with artificial grass, with patio, decked area, shed and gated side access. Right of way access to the rear for neighbouring property.



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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.
Made with Metropix ©2022

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

