



**York Villas, North End Road,
Exning, Suffolk, CB8 7JZ
Offers In Excess Of £700,000**

****LAND EXTENDING TO APPROXIMATELY 2.5 ACRES/1 HECTARE. PLANNING IN PRINCIPLE****

A rare opportunity to acquire a Victorian semi-detached home and development opportunity located within the heart of the village, set upon a quiet road.

Accommodation comprises a sitting/dining room, kitchen/breakfast room, utility room, cloakroom, two bedrooms and a bathroom.

Externally offering existing outbuilding and parking.

The driveway adjacent the property provides access to open land to the rear totaling 2.5 Acres/1 Hectare with PIP (Planning In Principle) for four dwellings.

Viewing is highly recommended.

Council Tax C (West Suffolk)
EPC (E)

Accommodation Details:

Double glazed front entrance door through to the:

Sitting/Dining Room 22'6" x 12'3" (6.87 x 3.75)

With featured wooden fireplace with mantle and tiled hearth, TV connection point, laid wooden flooring, radiators, staircase rising to the first floor, windows to the front and rear aspect.

Kitchen/Breakfast Room 19'6" x 8'11" (5.95 x 2.72)

Fitted with a range of eye and base level storage units with working tops over, tiled splash back areas, inset stainless steel sink and drainer with

mixer tap, range oven with extractor hood above, integrated fridge/freezer, windows to both side aspects and arch through to the:

Utility Room 9'0" x 8'11" (2.75 x 2.72)

Wall and base level units with working tops over, space and plumbing for washing machine and tumble dryer, window and door to the side aspects and door through to the:

WC

Low level WC, wash basin and window to the side aspect.

First Floor Landing

Access to loft, radiator, window to the side aspect and door through to:

Bedroom 1 12'3" x 11'2" (3.75 x 3.42)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bedroom 2 11'3" x 6'6" (3.44 x 1.99)

With radiator and window to the rear aspect.

Bathroom 10'6" x 6'9" (3.21 x 2.07)

Three piece white suite comprising of a concealed WC, wash basin with vanity cupboards under, P-shaped bath with shower attachment, storage cupboards, boiler, part tiled walls, radiator and window to the rear aspect.

Outside - Front

Walled front garden with gated access predominantly laid to shingle with pathway up to the front entrance. Paved off-road parking to the side of the property.

Outside- Rear

Open land with planning In principle for four dwellings.

Existing outbuilding with power and lighting.

Agents Note

Documentation can be found on West Suffolk Planning Portal ref: DC/23/1314/PIP

PROPERTY INFORMATION

Maintenance fee - n/a
EPC - E
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Semi-detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 81
Parking – Off-road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, Max 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the seller is aware of

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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.
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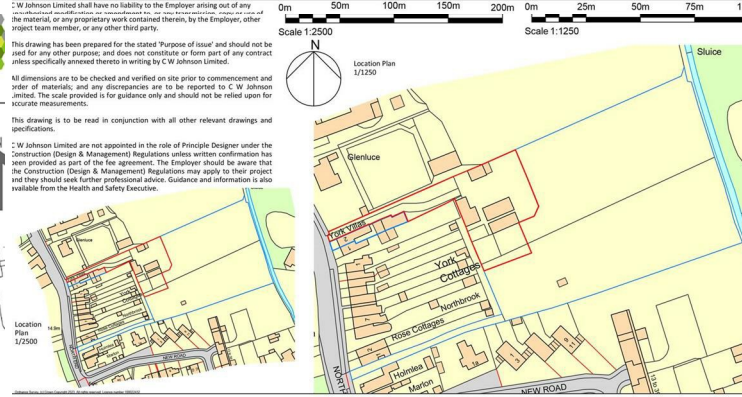
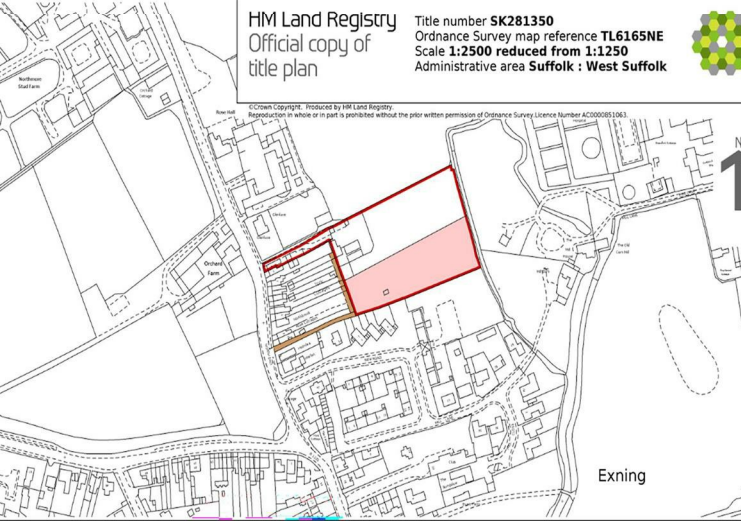


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81 (A)	81 (A)	A	A
79 (B)	79 (B)	B	B
77 (C)	77 (C)	C	C
75 (D)	75 (D)	D	D
73 (E)	73 (E)	E	E
71 (F)	71 (F)	F	F
69 (G)	69 (G)	G	G

Not energy efficient - higher running costs
EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC

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.



Project: 2 York Villas North End Road Exning Newmarket CB8 7JZ	Client: [Redacted]	Project No: 2020528	Scale @ A4: 1/1250 & 1/2500	Drawn By: CWJ
Field line altered: 10/07/20	CWJ	Title: Location Plan	Drawing Number: 2020528_01	
Description: [Redacted]	Date: 10/07/20	Client: [Redacted]	Purpose of Issue: Planning	Revision: A

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