



**Exning Road**  
**Newmarket, Suffolk CB8 0AT**  
**Offers In The Region Of £248,000**

## Exning Road, Newmarket, Suffolk CB8 0AT

An established mid terrace property set on the outskirts of the town centre and enjoying a delightful, South facing rear garden with off road parking.

Offering well presented rooms throughout, this property benefits from stripped wood floors throughout, open plan living/dining room, kitchen, bathroom/shower room and three bedrooms.

Externally the property offers a superb Shepherds Hut office/studio with power and light, and ample parking to the rear.

EPC D

Council Tax B (West Suffolk)

### Accommodation Details:

Storm canopy and fully glazed entrance door leading through to the:

### Entrance Hall

With staircase rising up to the first floor and door through to the:

### Lounge/Diner 10'11" x 10'10" (3.33 x 3.32)

With TV connection point, laid wooden flooring, radiator and window to the front aspect.

### Dining Room 13'11" x 13'7" (4.26 x 4.15)

Laid wooden flooring, storage cupboard, radiator and French style doors out to the rear garden.

### Kitchen 10'4" x 7'3" (3.15 x 2.23)

Fitted with both eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, integrated oven and four-ring gas burner hob with extractor hood over, fridge/freezer and dishwasher. Window and external door to the side aspect.

### Bathroom 7'3" x 4'7" (2.23 x 1.40)

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, heated towel rail and window to the side aspect.

### First Floor Landing

With doors through to the bedrooms.

### Bedroom 1 13'11" x 10'11" (4.26 x 3.33)

Double bedroom with radiator and window to the front aspect.

### Bedroom 2 13'7" x 7'0" (4.15 x 2.14)

Radiator and window to the rear aspect.

### Bedroom 3 10'0" x 6'11" (3.06 x 2.12)

Radiator and window to the rear aspect.

### Outside - Rear

Well landscaped rear garden mostly laid to lawn with paved patio seating area, office and rear pedestrian gate leading out to the off-road parking.

### Office

With power and lighting.

### Outside - Front

Enclosed frontage laid to shingle accompanied by mature shrubs and pathway leading to the front entrance.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Mid-Terrace

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 73SQM

Parking – Off-road parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast

available, Max 1000Mbps

download, 220Mbps upload

Mobile Signal/Coverage – Good

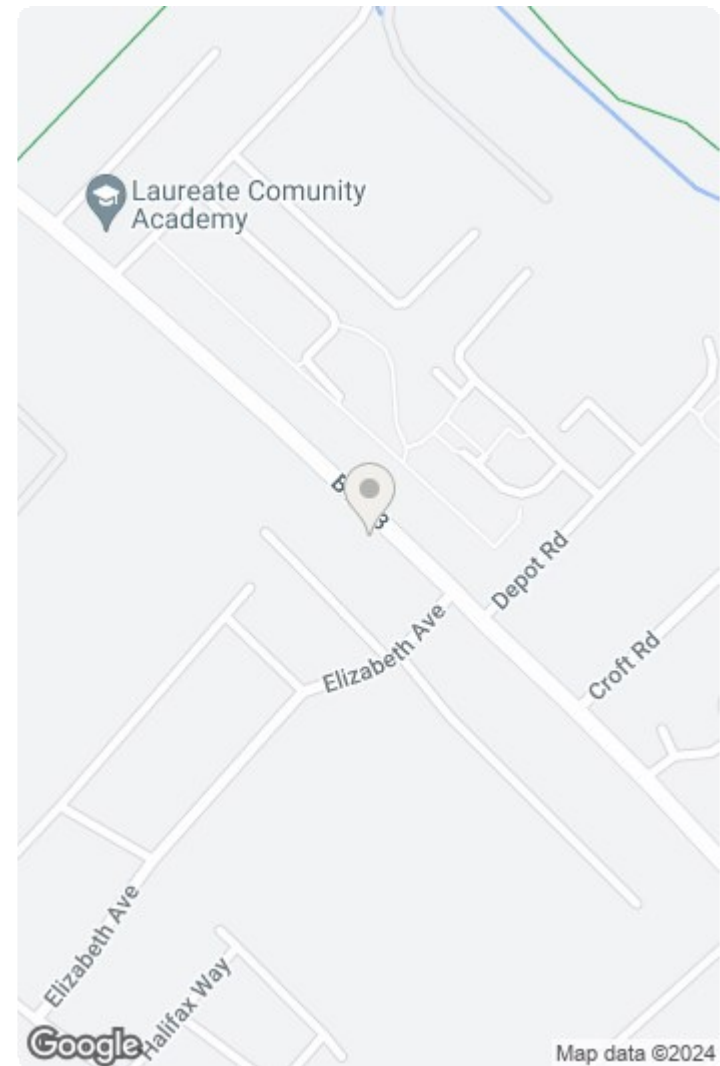
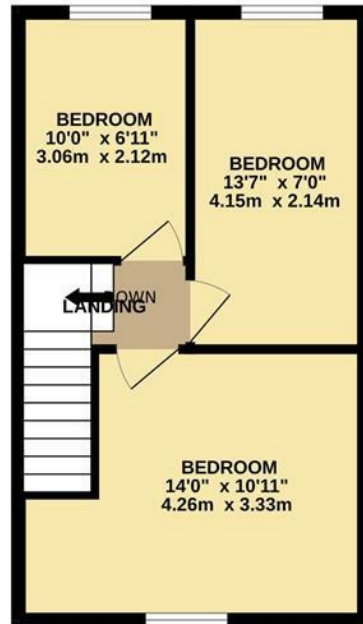
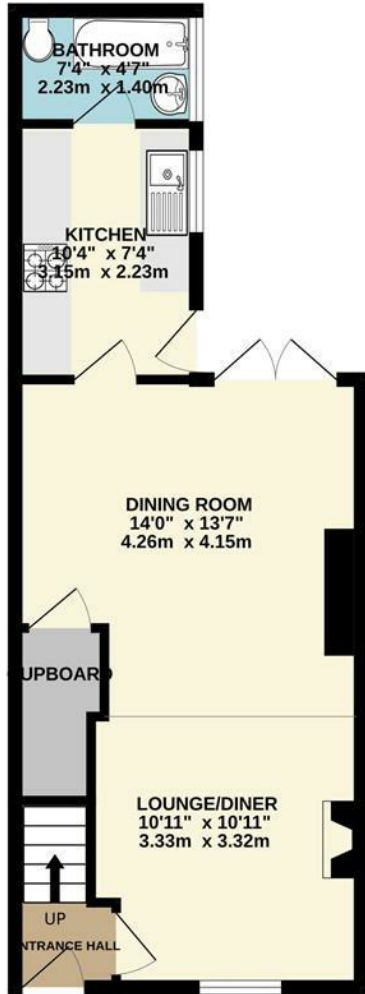
Rights of Way, Easements,

Covenants – None that the vendor is aware of



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

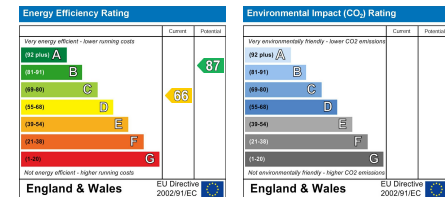
1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



309 EXNING ROAD

TOTAL FLOOR AREA: 785 sq.ft. (72.9 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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