

pocock & shaw

Residential sales, lettings & management



84 Exning Road,
Newmarket, Suffolk ,CB8 0AB

A very smart two bedroom
Victorian cottage benefiting
from modern
accommodation, a courtyard
garden, useful outbuilding
and an off road parking
space. EPC:D

Guide Price: £220,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This attractive Cottage is understood to be about 120 years old and offers well presented modern accommodation complimented with an enclosed garden, brick built outbuilding and an off road parking space.

With the benefit of UPVC double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Porch

Upvc entrance door, radiator, door to:

Sitting Room 3.86m (12'8") x 3.70m (12'2")

With a feature brick fireplace with fitted electric coal effect fire, alcove cupboard to the left housing the electric meter, window to the front, radiator, door to:

Kitchen/Dining Room 3.70m (12'2") x 3.01m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for dishwasher, fitted electric oven, four ring electric hob with extractor hood over, window overlooking the rear porch/utility, stairs to the first floor.

Rear Porch/Utility

With a worktop space with plumbing for washing machine and space for a tumble dryer, space for fridge/freezer, uPVC door to garden, door to:

Bathroom

Fitted with three piece suite comprising of a bath with shower over, mixer tap and glass screen, pedestal wash hand basin with cupboard under, low-level WC, window to the rear, heated towel rail.

First Floor

Landing

Bedroom 1 3.82m (12'6") x 3.16m (10'4")

With a window to the front, range of built in wardrobes with cupboards, dressing table and bedside cabinet, radiator.

Bedroom 2 3.00m (9'10") x 2.82m (9'3")

With a window to the rear, built in cupboard with gas fired combination boiler, radiator.



Outside

The property is set behind a front garden with low brick wall, path to the front door, shingled area. The rear garden is enclosed, part paved and concrete, screen fencing and door to the **Outbuilding** 4.11m (13'6") x 2.10m (6'11"). Off road parking space to the side of the outbuilding with access from Field Terrace Road.

Note: The flat roof over the bathroom was re covered in 2022.

The photographs are stock photographs from a previous tenancy.

Tenure

The property is freehold.

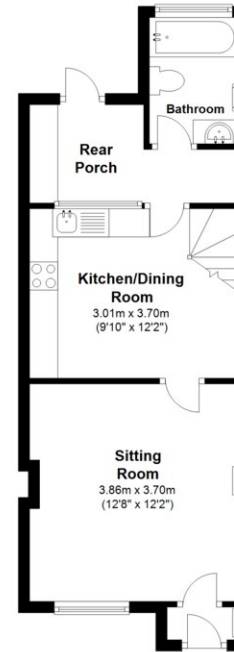
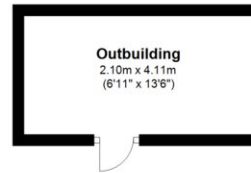
Services

Mains water, drainage and electricity are connected.

Council Tax Band: B West Suffolk District Council.

Viewing: Strictly by prior arrangement with Pocock & Shaw.

Ground Floor



First Floor

