



Chapel Street, Exning, Newmarket, Suffolk

Pocock + Shaw

69 Chapel Street  
Exning  
Newmarket  
Suffolk  
CB8 7HB

A 2 bedroom Victorian end of terrace property conveniently situated close to the centre of the village and within walking distance to the local amenities. The property is offered with no chain and benefits from a double aspect kitchen/dining room, a separate living room and 2 bedrooms and a bathroom on the first floor. Additional features include a staircase leading to the top floor attic space, an enclosed rear courtyard and a further garden and parking area.

Guide Price £240,000



**Location** Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

**Living room** 12'1" x 11'2" (3.69 m x 3.40 m) with a part glazed entrance door, stairs leading to the first floor, wood effect flooring.

**Kitchen/dining room** 12'1" x 9'6" (3.69 m x 2.90 m) a double aspect room with a range of fitted base and wall mounted units, integrated oven and grill, 4 ring ceramic hob with extractor hood over, wall mounted gas fired combination boiler, wood effect flooring, 1/2 glazed door to the rear.

### First Floor landing

**Bathroom** with a white suite comprising a bath with shower attachment, hand basin and low level WC.

**Bedroom 2** 9'9" x 5'8" (2.98 m x 1.72 m)

**Bedroom 1** 10'11" x 8'9" (3.34 m x 2.67 m) with a door leading to the stairs to the second floor attic space.

**Attic space** 11'11" x 10'7" (3.63 m x 3.23 m) with stairs leading up from the bedroom 1, sloping ceilings and restrictive headroom to a maximum height of 1.73m (5'8").

**Outside** To the rear of the house is an enclosed rear courtyard with timber decking and a pedestrian gate. To the left hand side of the property is a driveway which is part of the property ownership, however, there is a vehicular and pedestrian right of way leading to neighbouring homes on either side of number 69.

**Agents' note** In addition to the right of way over the driveway, there is a further pedestrian right of way at the rear of the house leading to number 71 and 73 Chapel Street.

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area and a low flood risk area.

The property has a registered title.

Internet connection, basic: 21Mbps, Superfast: 80Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

**Council Tax** B West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

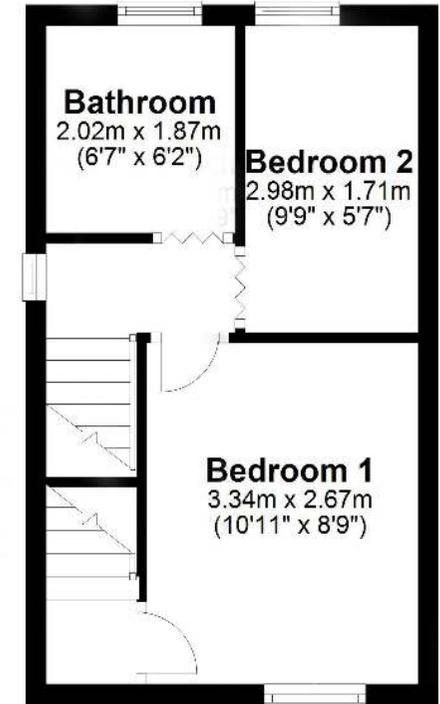
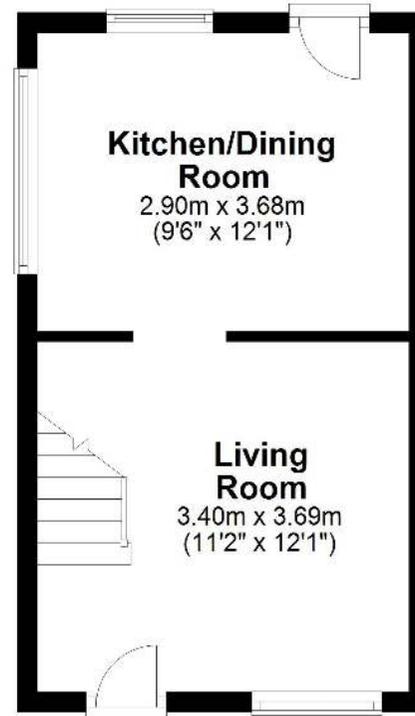






**Ground Floor**

**First Floor**



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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