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Residential sales, lettings & management



67 Chapel Street
Exning
Suffolk. CB8 7HB

A charming, ideally positioned and beautifully presented two bedroom period property, recently stylishly updated having been lovingly finished to exacting standards. Benefitting from a parking space and large store room at the rear and with no onward chain. The property is considered an ideal first time or investment purchase. EPC: D

Guide Price: £269,950



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.

Located close to the centre of this popular and well served village 67 Chapel Street is a deceptively spacious home, far larger than its external appearance might at first suggest. Having been painstakingly updated in recent times during its current ownership with a superb newly fitted kitchen, and a smart modern bathroom, upgrading of the heating and wiring systems, fully redecorated throughout and with new flooring, the property is considered to be a perfect home pleasantly positioned in a highly desirable village setting, ready to move into and enjoy.

With the distinct benefit of a large double height store room at the rear (understood to have been a stable in past times) and an allocated parking space beside. In addition, There is a small outside space near the rear lobby area for a table and chairs to relax outside and for entertaining.

With the benefit of a gas fired radiator heating system, and with uPVC doors and windows throughout, in detail the accommodation comprises:-

Ground Floor

Sitting Room 3.52m (11'7") x 3.32m (10'11")
With an entrance door, a window to the front aspect, feature fireplace with two storage cupboards each side, laminate vinyl flooring, radiator.

Dining Room 3.52m (11'7") x 3.19m (10'6")
With a window to the rear aspect, storage cupboard, double radiator, laminate vinyl flooring, under-stairs storage cupboard housing the meter cupboard and with additional shelving, light and power within are connected.

Kitchen 3.52m (11'7") x 2.23m (7'4")
Recently refitted with a superb matching range of base and eye level units with worktop space over, units and cupboards with drawers, a 1+1/2 bowl stainless steel sink unit with mixer tap and single drainer, space for fridge, freezer, dishwasher, washing machine and tumble dryer, electric point for cooker, built-in gas oven, built-in four ring electric hob with extractor hood over, with a window to the side aspect, ceramic tiled flooring.

Rear Lobby
With a UPVC part glazed entrance door, space for fridge/freezer or a useful storage area.

Bathroom
Recently refitted with three piece suite comprising bath, vanity wash hand basin unit with storage under, mixer tap and tiled splashback and low-level WC, tiled surround, extractor fan, with a window to the rear aspect, radiator, extractor fan, ceramic tiled flooring.

First Floor

Bedroom 1 3.52m (11'7") x 3.37m (11'1")
With a window to the front aspect, storage cupboard, newly fitted carpet flooring.

Bedroom 2 3.52m (11'7") max x 3.35m (11')
With a window to the rear aspect, storage cupboard, newly fitted carpet flooring, door to storage cupboard housing the gas boiler.



Store Room

A double height storage room with a window to the front aspect, concrete flooring, wood panelled walls, electricity and power connected, large wooden shelving unit.

OUTSIDE:

Beside the property is a right of way gravelled pedestrian and vehicular access driveway to the rear, leading to the allocated parking space beside the store room. The property can be accessed via Chapel Street, and from the rear is accessed via a half height picket fence with a gate, leading to the door and rear entrance lobby.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

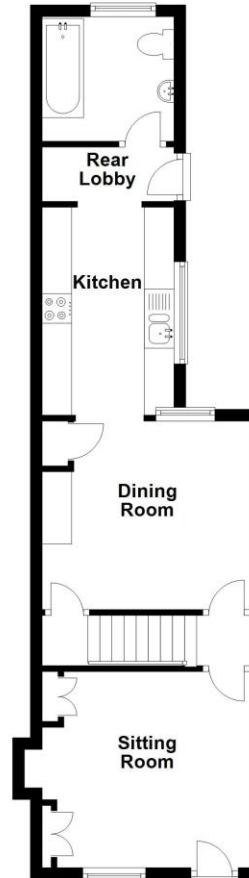
The property is freehold.

Council Tax Band: B

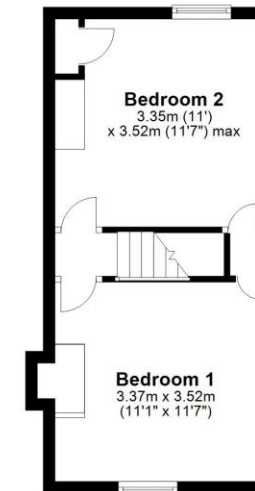
Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. KLS

Ground Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 80.2 sq. metres (863.7 sq. feet)

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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