



Chapel Street, Exning, Newmarket

Pocock + Shaw

67 Chapel Street
Exning
Newmarket
Suffolk
CB8 7HB

A charming 2 bedroom semi-detached Victorian house offered with no chain and conveniently situated close to the centre of the village and the local amenities. The property is superbly presented and benefits from 2 reception rooms, a well equipped fitted kitchen and a modern bathroom. Features include off road parking, a small courtyard and a store room to the rear.

Guide Price £250,000



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.

Accommodation Ground Floor

Sitting Room 11'9" x 10'11" (3.57 m x 3.32 m) with a part glazed uPVC entrance door, feature fireplace with brick surround, built in shelving and storage, wood effect flooring.

Dining Room 11'7" x 11'1" (3.52 m x 3.37 m) With an under-stairs storage cupboard, wood effect flooring, built in cupboard.

Kitchen 11'7" x 7'4" (3.52 m x 2.23 m) with a range of fitted base and wall mounted units, 1+1/2 bowl stainless steel sink unit with mixer tap and single drainer, space for fridge, freezer, dishwasher, washing machine and tumble dryer, integrated oven with 4 ring ceramic hob and extractor hood over, tiled flooring, semi-vaulted ceiling.

Rear Lobby with a UPVC part glazed door, space for fridge/freezer, tiled flooring.

Bathroom recently refitted with a 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, extractor fan, tiled flooring.

First Floor

Bedroom 1

11'7" x 11'1" (3.52 m x 3.37 m) With a storage cupboard.

Bedroom 2

11'7" x 11'0" (3.52 m x 3.35 m) With a cupboard housing the gas fired combination boiler.

OUTSIDE: The property fronts directly on to the pavement with a driveway to the side leading to the rear of the two terraces of houses on either side. To the rear of the house is a small courtyard with a picket fence and gate. A second gate allows for a pedestrian right of way leading to the courtyard of number 65. At the rear of the house is a shingled single parking place and a 2 storey store room which is attached to the adjoining property.

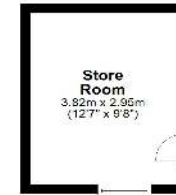
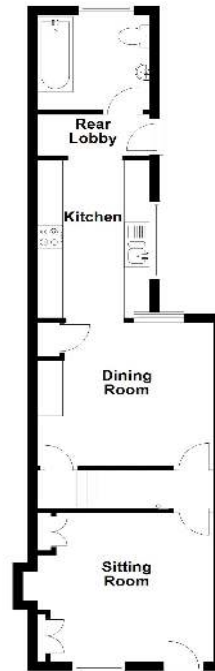
Agents note The adjoining property number 65 chapel Street has a pedestrian right of way leading across the rear of the courtyard.

Services and tenure Mains water, gas, drainage and electricity are connected. The property is in a conservation area. The property is in a 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: D Council Tax B West Suffolk District Council Viewing By Arrangement with Pocock + Shaw PBS

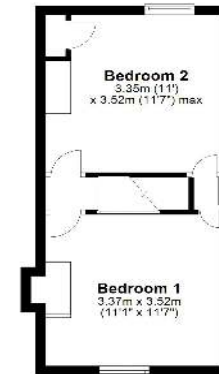




Ground Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor
Approx. 35.5 sq. metres (410.2 sq. feet)



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

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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