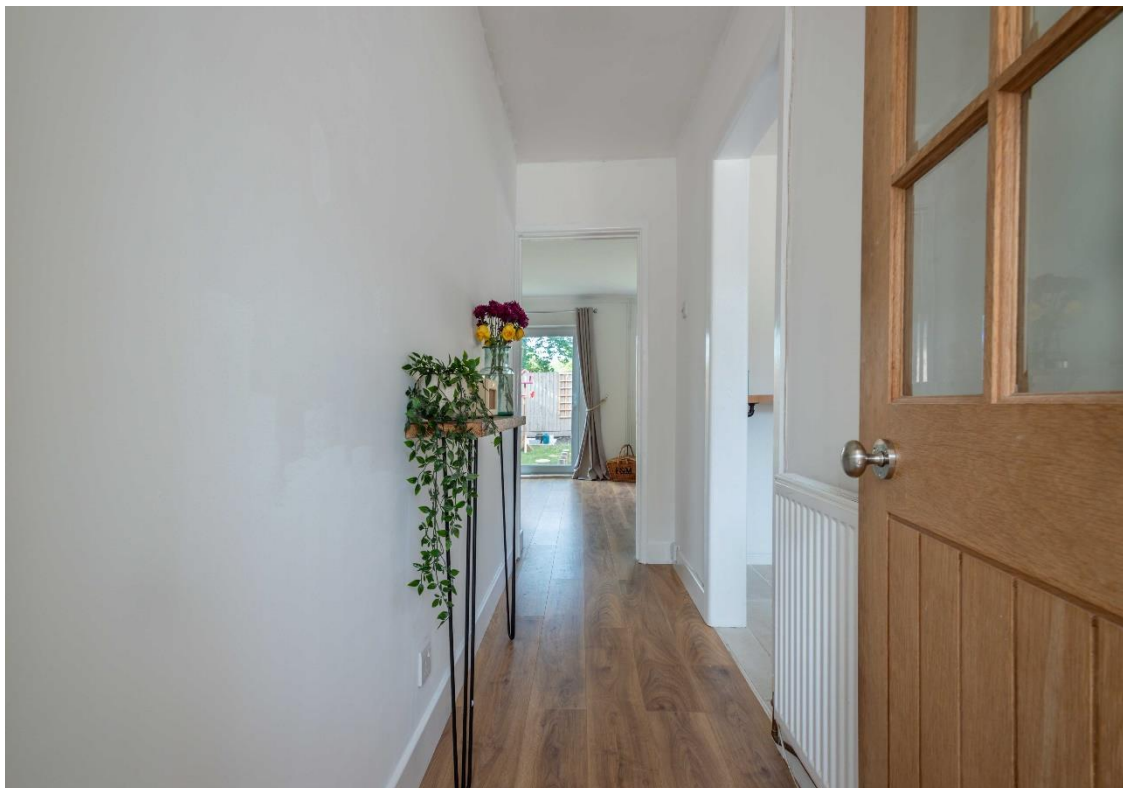




**2 Annes Close
Exning, Suffolk**

**DAVID
BURR**



2 Annes Close, Exning, Suffolk, CB8 7JE

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A super opportunity to purchase this recently renovated three-bedroom terrace property, delightfully tucked away in the highly desirable village of Exning. The property would be an ideal home for first time buyers, or those wanting a place ready to be moved straight into. The current vendors have improved the property substantially, and it now benefits from a newly fitted kitchen and bathroom as well as a nicely landscaped rear garden, with a garage and driveway parking.

A three-bedroom terrace property in Exning which has been recently renovated throughout to a high standard.

Ground Floor

ENTRANCE HALL Entering in through the entrance porch, with laminate wood effect flooring leading to:

KITCHEN With a range of newly fitted base and wall units complete with worktops over. The space includes an inset sink with mixer tap which overlooks a window to the front aspect as well as an electric oven and 4-ring hob above with extractor over. There is additionally an integrated fridge/freezer and a wall mounted shelf.

SITTING/DINING ROOM A lovely bright reception room with sliding patio doors which lead out to the rear garden. Also fitted with wood effect flooring, as well as stairs rising to the first floor with storage under.

LANDING With loft access as well as a utility cupboard with electric and water to keep your washing machine.

BEDROOM 1 A spacious double bedroom has a window to the front aspect overlooking the driveway.

BEDROOM 2 Another spacious double bedroom with window to the rear aspect overlooking the garden.

BEDROOM 3 Another bedroom currently used as a dressing room, but ideal as a single or nursery/study.

BATHROOM With newly fitted suite to include bath and shower over with glass screen, hand wash basin, WC, heated towel rail and tiled back splash, as well as frosted window to the front aspect.

Outside

The property is approached via a private road which leads to the driveway which provides parking for multiple vehicles. There is a single garage with up and over door which is complete with light and power. The remainder of the front aspect is mainly shingle.

To the rear of the property there is a landscaped space which is divided into a pathway, decked area and the rest laid to lawn. There is raised beds to one side and finally access through the neighbouring property for bins.

SERVICES: Mains water gas and electricity. Gas fired central heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C.

2 Annes Close, Exning, Suffolk, CB8 7JE

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band B (£1,671.37 per annum).

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

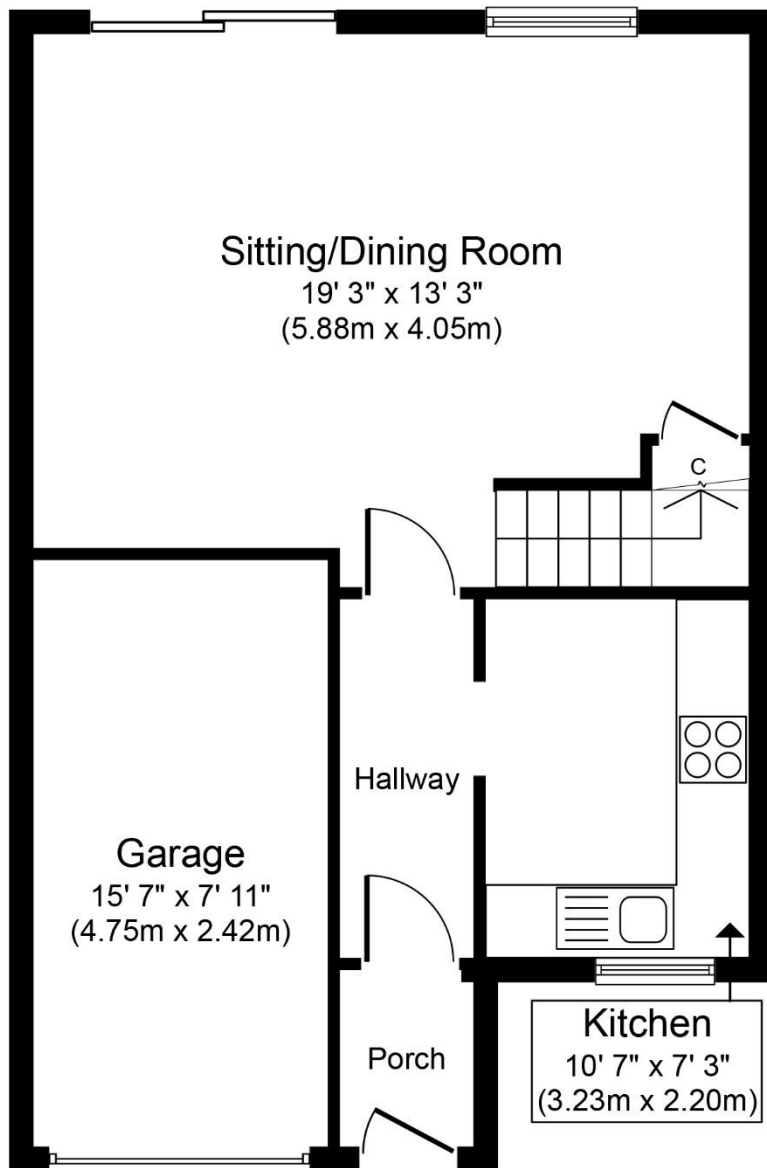
Phone Signal: Likely with all major providers.

WHAT3WORDS: weary.walking.intruded

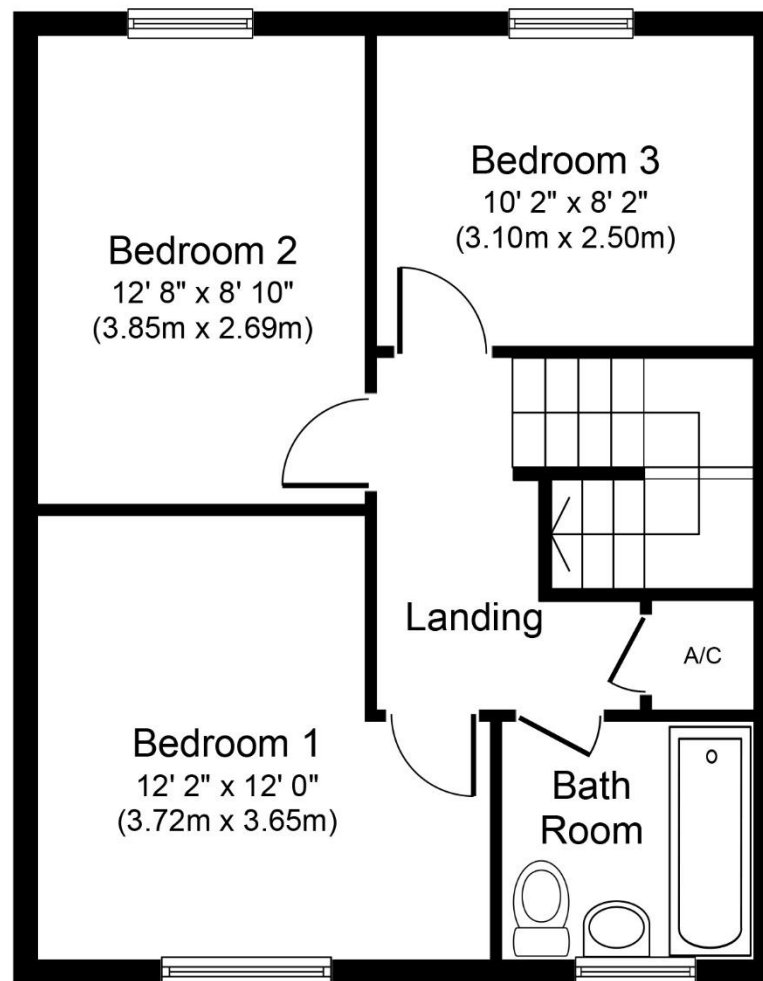
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
542 sq. ft.
(50.4 sq. m.)



First Floor
Approximate Floor Area
482 sq. ft.
(44.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

