137 EXNING ROAD, NEWMARKET, SUFFOLK, CB8 0EL

Offers In Region Of £200,000
A smartly presented and improved Victorian terraced house situated in this convenient location on the Northern side of Newmarket

The residence stands in a mid-terrace position of mainly brick facing elevations under a pitched and tiled roof. The house enjoys a cozy sitting room leading onto a dining room which opens onto the kitchen and then a useful lean-to beyond, which is ideal for a study area. Upstairs, there are two bedrooms and a spacious bathroom. Outside the house enjoys a small front garden and a pretty 51ft rear garden with patio, raised beds and lawn. The house has gas central heating, double glazing and a viewing is strongly recommended.

- Two bedrooms
- First floor bathroom
- Cosy sitting room
- Separate dining room
  - Kitchen
  - Lean-to
- 51ft garden
- Double glazing

Newmarket is renowned as the headquarters of British Horseracing and offers an interesting and varied range of local shops and amenities. These include the National Horseracing museum, National Stud, hotels, restaurants and leisure facilities. There is a regular railway service to the neighbouring towns of Bury St Edmunds and the University City of Cambridge both of which are approximately 13 miles from Newmarket.
entrance door to;

**PORCH**
with circular window to side elevation, wood laminate floor, glazed panel door to;

**SITTING ROOM**
with stripped wooden floorboards, double glazed window to rear, radiator, door to;

**DINING ROOM**
with stripped wooden flooring, stairs to first floor, window to lean to, opening to

**KITCHEN**
with single drainer stainless steel sink unit, with cupboard below, a further range of wall, floor and drawer units, working surfaces, electric cooker point, double glazed window to rear garden, ceramic tiled floor, window and double glazed door to;

**LEAN TO**
with wood laminate floor, double glazed windows to side elevation, Perspex roof, frosted double glazed door to rear garden, storage cupboard.

**FIRST FLOOR LANDING**
with access to loft space.

**BEDROOM 1**
with double glazed window to front, radiator.

**BEDROOM 2**
with double glazed window to rear elevation, over stairs cupboard, radiator.

**BATHROOM**
with white suite comprising low level WC, pedestal wash basin, bath with mixer tap and shower attachment over, tiling to splashback areas, frosted double glazed window to rear, radiator, wood laminate flooring, boiler cupboard with gas fired Potterton combi boiler.

**OUTSIDE**
The property sits back from the road behind a small front garden.
The rear garden extends to approx. 51ft in depth by approx. 11ft in width, is laid mainly to lawn with a patio, raised flower beds, timber shed, apple tree and gated rear access.

Council Tax Band B - £1370.27 (2019/20) - Forest Heath District Council
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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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