



51 Chapel Street

Exning, Newmarket, Suffolk, CB8 7HA

Guide Price £229,995



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Description

Well presented corner 'mews-style' cottage, situated in this popular village setting adjacent a park. The property is cleverly arranged over three floors to provide entrance lobby, open plan kitchen/living area, two bedrooms and a bathroom and a vaulted stairwell area with spiral staircase to second floor. This property is a great first time or investment purchase and early viewing is recommended.

Exning

Exning has a lovely village feel, with local pubs, a convenience store, post office and community facilities close by, while nearby Newmarket offers an even wider choice of shops, restaurants and leisure. Everything you need is within easy reach, from schools to health care services and fun days out.

For commuters, Exning is well connected to the A14, with easy links towards Cambridge, Bury St Edmunds and the A11 and M11. Newmarket is around 2.8 miles away, with its railway station offering regular services to Cambridge and Ipswich. Stansted airport is approximately a 35-minute drive away.

Entrance Lobby - 1.42m x 1.4m
(4'8" x 4'7")

Part double glazed entrance door. Ceiling light point. Door to:

Living/Kitchen - 5.26m x 4.55m
(17'3"max x 14'11"max)

Range of refitted kitchen units at base and wall level with marble effect work surfaces over and a central island/breakfast bar. Inset single bowl sink with mixer tap. Integrated single oven with a 4-ring electric hob above and a stainless-steel extractor canopy over. Wall mounted Glowworm gas fired boiler serving central heating and hot water. Integrated fridge freezer. Wine rack. LVT wood effect flooring. Radiators. Double glazed windows to the front and side aspects. TV point. Central heating thermostat. Understairs storage cupboard. Spotlights and ceiling light point. Door to staircase to the first floor.

Landing - 2.87m x 2.72m (9'5" x 8'11")

Galleried landing with spiral staircase leading to the second floor. Doors to bathroom and Bedroom 1.

Bedroom 1 - 4.57m x 3.33m (15'0" x 10'11")

Double glazed window to the front aspect. Radiator. TV point. Three wall light points.

Bathroom - 2.16m x 1.57m (7'1" x 5'2")

P'-shaped panelled bath with shower attachment and shower screen. Wash basin set in vanity unit. Low level WC. Tiled splash areas.. Spotlights to ceiling. Double glazed window to the side aspect. Radiator. Extractor.

Upper Landing

Door to Bedroom 2.

Bedroom 2 - 3.25m x 3.1m (10'8" x 10'2")

Double glazed window to the front aspect. Double glazed Velux skylight window to the side aspect. Radiator. Eaves storage cupboard. Sloped ceilings (Reduced height).



Outside

Please note that as this is a corner mews house, there is no garden or outside space, but the property is approximately 75 yards from the entrance to a large park. Parking is on street.

Property Information

Local Council is West Suffolk - Council Tax Band is B.

The property is freehold with registered title SK157842

Flood risk is low.

All main Utility services are connected

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are

Standard 21mbps, Superfast 80mbps & Ultrafast 1000mbps.

Boiler & Electrics recently serviced

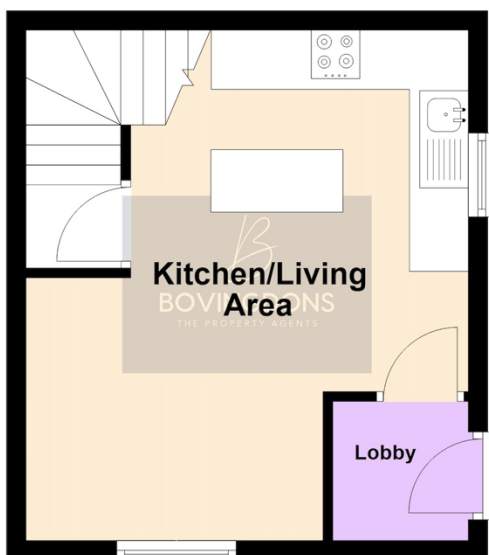
ID & AML Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable



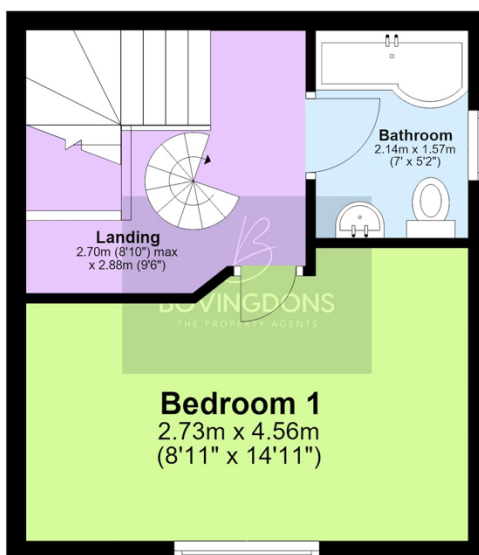
Ground Floor

Approx. 23.9 sq. metres (257.6 sq. feet)



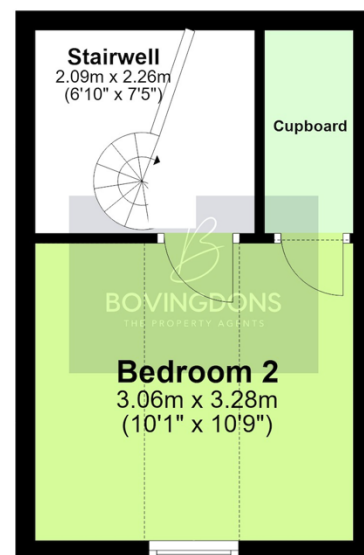
First Floor

Approx. 23.9 sq. metres (257.6 sq. feet)



Second Floor

Approx. 17.2 sq. metres (185.2 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)

Energy Efficiency Graph

EPC

COMMISSIONED

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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