



Chapel St

Exning, Newmarket, CB8 7HB

Offers in excess of £200,000

CHAIN FREE, End of terrace home located in the heart of the popular village of Exning, offering open plan living, two bedrooms, a first-floor bathroom and a versatile loft space. Outside benefits include a courtyard garden leading to a larger rear garden and valuable off-road parking.



Property Features

- Charming Victorian end-of-terrace home
- Desirable village location
- Open plan Living/Dining/Kitchen
- Two bedrooms plus useful loft space
- Kitchen/dining room with integrated oven and hob
- Courtyard garden leading to a generous rear garden
- Valuable off-road parking to the rear
- Offered with no onward chain – viewing highly recommended

space with a Velux window and radiator, providing excellent flexibility for storage, hobbies or home working.

Outside, the property enjoys a courtyard-style rear garden with a decked seating area, leading onto a generous additional garden beyond. To the rear, valuable off-road parking further enhances the practicality of the home, a particularly sought-after feature for properties of this style and location.

Tenure: Freehold

Local Authority: West Suffolk - B

Services: Mains Gas, Water & Electric

FULL DESCRIPTION

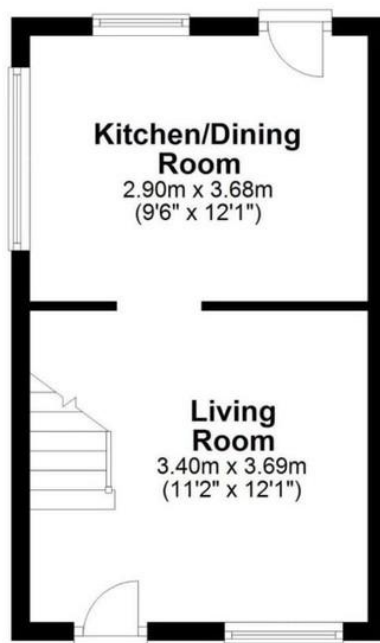
The ground floor is designed with comfortable everyday living in mind, beginning with a welcoming living room featuring a front aspect window and staircase rising to the first floor. The space flows seamlessly into the kitchen/dining room, fitted with a range of matching wall and base units complemented by wooden work surfaces. Integrated cooking appliances, space for further white goods and direct access to the rear garden create a practical and sociable environment.

Upstairs, the first floor offers two bedrooms, with the principal bedroom enjoying built-in storage. The family bathroom is fitted with a bath with shower over, wash hand basin and low-level WC. Stairs continue to a useful loft

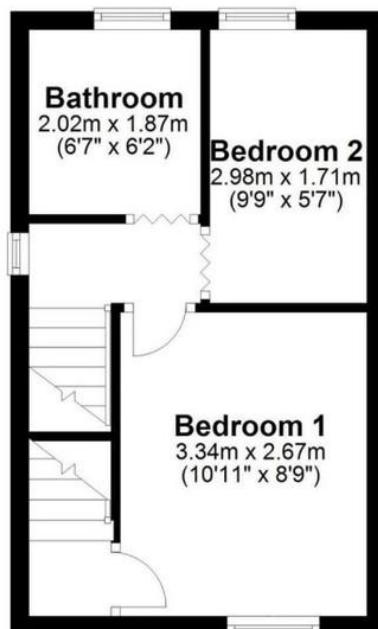




Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Jackson & Co

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements