



King George Avenue, Exning

Pocock + Shaw

10 King George Avenue  
Exning  
Suffolk  
CB8 7ES

Situated close to the centre of this sought after village a three bedroom mid terraced house benefitting from a large open plan sitting/dining room, kitchen, bathroom, 3 good bedrooms, large garden and potential for off road parking.

No Chain. EPC:C

Guide Price £210,000



Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, 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.

Situated close to the centre of this sought after village a three bedroom mid terraced house offers conveniently planned accommodation, benefitting by a large open plan living room, 3 bedrooms and a long garden to the rear and potential for off road parking.

In addition the property is heated via a combination gas fired boiler and the windows mainly double glazed, in detail the accommodation comprises:-

## Ground Floor

### Hall

Radiator, stairs to the first floor and entrance door.

**Sitting/Dining Room** With a window to the front and rear, stripped wooden flooring, two double radiators, built in storage cupboard.

**Kitchen 3.15m (10'4") x 2.14m (7')** Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for a dishwasher, space for a fridge and freezer, electric point for a cooker with extractor hood, window to the side, two skylights, tiled flooring, door to:

**Bathroom** Fitted with a three piece suite comprising of a bath with shower over, mixer tap and glass screen, pedestal wash hand basin and low-level, tiled surround, extractor fan, window to the side, heated towel rail, tiled flooring.

**Lean-to** Attached on the side with single glazed window to the rear and door to the garden.

## First Floor

### Landing

Doors leading to:

**Bedroom 1 3.35m (11') plus recess x 2.93m (9'8")** With a window to the front, double radiator.

**Bedroom 2 3.57m (11'8") max x 2.04m (6'8")** With a window to the rear, radiator, cupboard with gas fired boiler.

**Bedroom 3 2.59m (8'6") x 2.12m (6'11")** With a window to the rear, radiator.

### Outside

The property is set behind a for court front garden with block paving and path to the front door. There is a long rear garden laid to lawn with garden shed, concrete patio area and side pedestrian access.

### Note

A neighbouring property also has a right of way across the rear of this house. A number of the images in this listing have been digitally enhanced or altered using artificial intelligence for presentation purposes.



It is considered that there is potential for off road parking subject to local authority consent.

### **Services & Tenure**

Mains water, gas, drainage and electricity are connected.

The property has a registered title.

The property is freehold.

The property is not in a conservation area.

The property is in a very low flood risk zone.

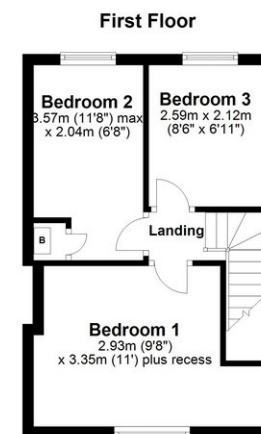
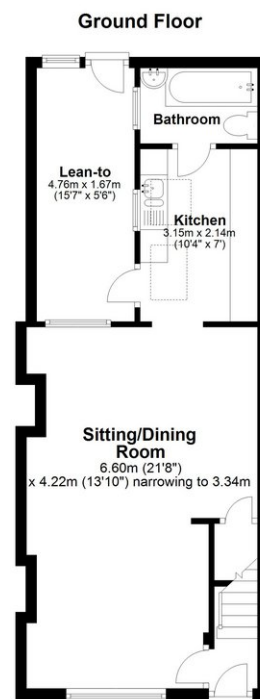
EPC: C Internet connection: Basic, 18 Mbps.

Superfast, 80 Mbps. Ultrafast, 1800 Mbps.

Mobile coverage by the four major carriers available.

**Council Tax:** B West Suffolk District Council

**Viewing:** By prior arrangement with Pocock + Shaw KS



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

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

