



LACEYS LANE | EXNING

*Full Refurbishment Opportunity in Popular Village Location*



## LACEYS LANE | EXNING

Guide Price £125,000 Freehold

### FEATURES

- Fully Refurbishment Opportunity
- Popular village location
- Walking distance to local Schools & Shops
- Easy Access to A11/A14
- No Chain
- Awaiting EPC
- Council Tax B

### DESCRIPTION

**REFURBISHMENT OPPORTUNITY** - Clarke Philips are pleased to offer this two bedroom victorian terrace property requiring a full and extensive refurbishment throughout. Downstairs offers a living room, dining room and a kitchen area to the rear. Upstairs offers two double bedrooms. Outside the property has a garden to the rear and outside WC.

Offered with no chain.

Cash buyers are preferred due to the works required to the property.

For more information please contact Clarke Philips Estate Agents.





## ACCOMMODATION

**Living Room 10'0" x 12'4" (3.06m x 3.75m)**

Window to front, fireplace, door to:

**Dining Room 9'11" x 12'6" (3.01m x 3.80m)**

Window to rear, fireplace, door to:

**Kitchen 9'2" x 8'0" (2.79m x 2.45m)**

Window to side, door to:

### First Floor

**Bedroom 1 10'0" x 12'4" (3.06m x 3.75m)**

Window to front, fireplace, door to:

**Bedroom 2 10'0" x 12'4" (3.05m x 3.75m)**

Window to rear, fireplace.

### Outside WC

**Garden to the rear**





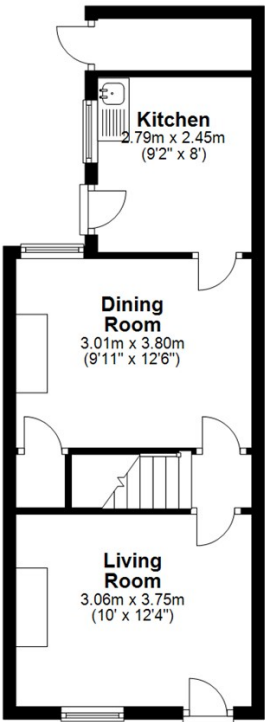




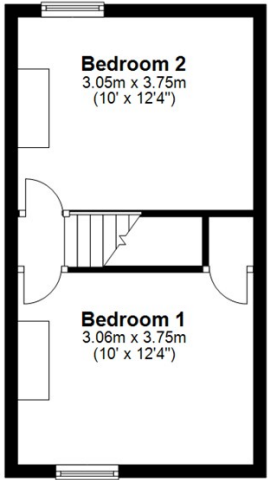




Ground Floor  
Approx. 36.2 sq. metres (389.7 sq. feet)



First Floor  
Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 62.8 sq. metres (676.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan 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 can be given. Copyright Clarke Phillips Ltd 2021.  
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Council Tax Band : B

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		