



**Burwell Road**  
**Newmarket, Suffolk CB8 7EX**  
**Guide Price £225,000**



**Burwell Road, Newmarket, Suffolk CB8 7EX**

A charming end of terrace cottage nestling within this highly regarded and sought after village with easy access of A14 and the City of Cambridge.

Offering sizeable rooms throughout, this property boasts two reception rooms, kitchen, bathroom and two double bedrooms.

Externally the property offers a fully enclosed and long rear garden.

**Accommodation Details:**

Fully glazed front entrance door through to the:

**Living Room 12'1" x 10'9" (3.7m x 3.3m)**

Good sized living room with TV connection point, radiator, window to the front aspect and opening through to the:

**Dining Room 15'7" x 11'11" (4.75m x 3.64m)**

With radiator and window rear aspect.

**Kitchen 8'10" x 8'10" (2.7m x 2.7)**

Fitted with matching eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven a four-ring gas burner hob with extractor hood above, space for a washing machine and fridge/freezer. Tiled flooring, window to the side aspect and opening through to the:

**Inner Hallway**

With storage cupboards.

**Bathroom 8'8" x 6'7" (2.66 x 2.01)**

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath, radiator and obscured window to the rear aspect.

**First Floor**

With access through to the bedrooms.

**Bedroom 1 12'1" x 10'5" (3.7 x 3.2m)**

Double bedroom with radiator and window to the front aspect.

**Bedroom 2 12'1" x 9'10" (3.7m x 3m)**

Doble bedroom with storage cupboard, radiator and window to the rear aspect.

**Outside**

South facing rear garden mostly laid to lawn with patio area and timber built garden shed.

**Property Information:**

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 69 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

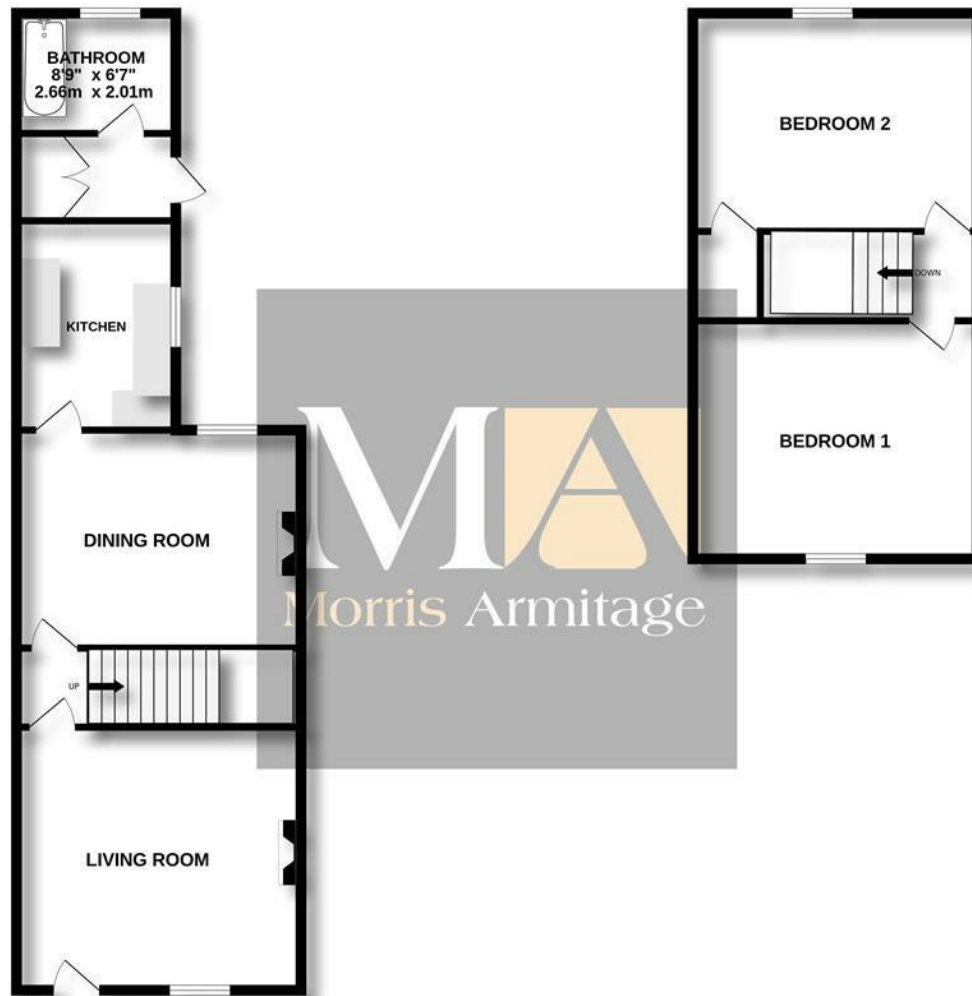
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely/limited on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

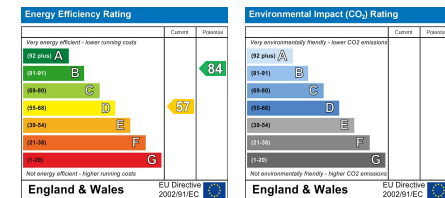
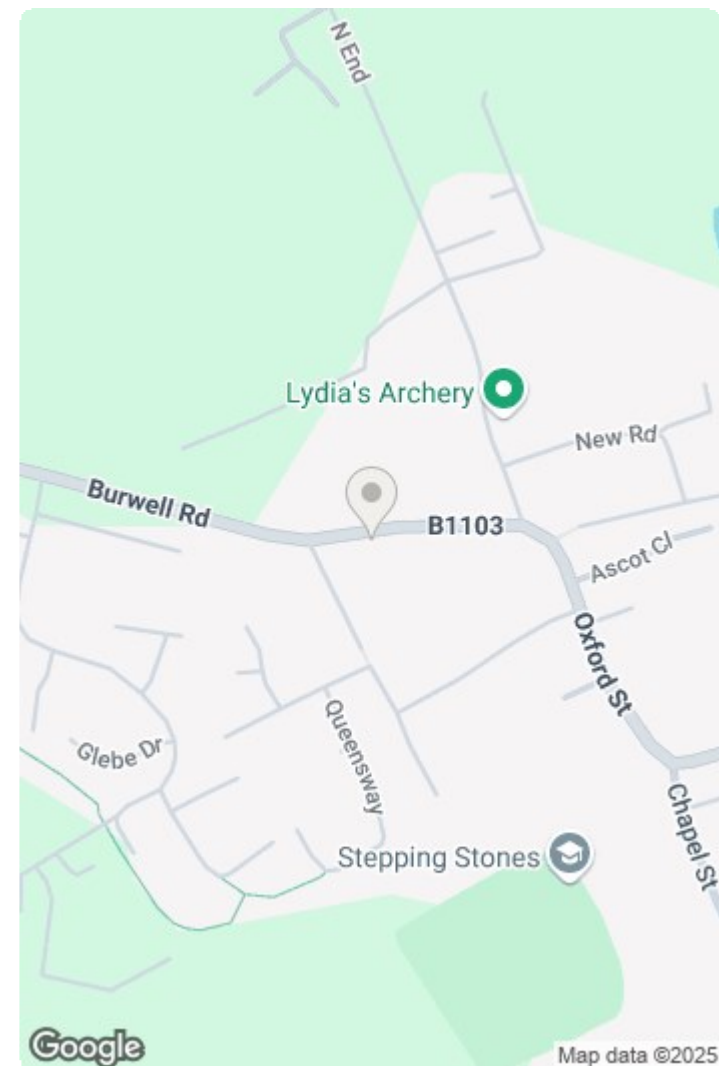
GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

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 efficiency can be given.  
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