



Burwell Road, Exning, Newmarket

Pocock + Shaw

167 Burwell Road
Exning
Newmarket
CB8 7EY

A charming deceptively spacious older style flint cottage, offering well proportioned accommodation together with a good sized garden & offers tremendous scope to enhance and improve, located towards the edge of this popular village.

Asking Price £195,000



Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, 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. A charming, older style flint cottage offering well proportioned accommodation together with a good sized garden & offers tremendous scope to enhance and improve, located towards the edge of this popular village.

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Ground Floor

Entrance Porch

With a uPVC entrance door, windows to both sides, carpet flooring, open plan to:

Sitting Room 3.60m (11'10") x 3.33m (10'11")

With a window to front aspect, radiator, fitted carpet, feature fireplace with wood burner stove, glass door & brick chimney breast, open plan to:

Dining Area 3.60m (11'10") x 2.77m (9'1")

Stairs rising to first floor, fitted carpet, opening to:

Rear Lobby 2.61m (8'7") x 1.40m (4'7")

With a window to side aspect, laminate flooring, door to:

Kitchen 3.51m (11'6") x 2.07m (6'10") max ()

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in double oven, electric hob with

extractor hood over, window to side aspect, two windows to rear aspect, radiator, velux window, double doors leading to the rear garden and patio area.

Bathroom 2.36m (7'9") x 2.09m (6'10")

Fitted with a three suite piece comprising bath with mixer tap and shower over, curtain rail, obscured window, hand wash basin, low level WC, storage and useful shelving.

First Floor Landing

With a high level window to rear aspect, doors and access to:

Bedroom 1 3.60m (11'10") x 3.23m (10'7")

With a window to front aspect, radiator, fitted carpet, access to loft space with pull down ladder and incredibly versatile loft storage space.

Bedroom 2 3.60m (11'10") x 2.52m (8'3")

With a window to rear aspect, carpet flooring, radiator.

Dressing Area

Useful fitted shelving and storage space, door to:

1st Floor Shower Room

Comprising of a double shower enclosure, glass screen, hand wash basin, low level WC, tiled surround.

Outside, Front

The property is set pleasantly back from the road, attractive paving behind a cast iron railing to the front boundary, with a pathway to the front door.

Outside, Rear

Mainly laid to lawn with borders and flower beds, fully enclosed with fencing, a raised patio area for seating space and outside enjoyment.



Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property has a registered title.

The property is freehold.

The property is standard construction.

The property is not in a conservation area.

The property is in a very low flood risk zone.

Council Tax Band: B Suffolk District Council.

Mobile coverage by the 4 major providers.

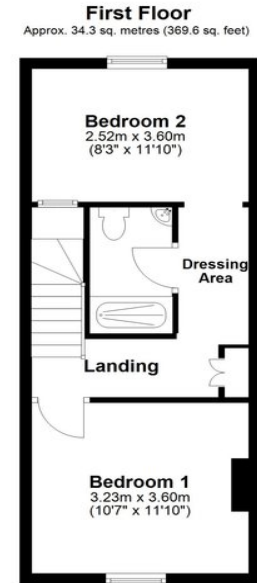
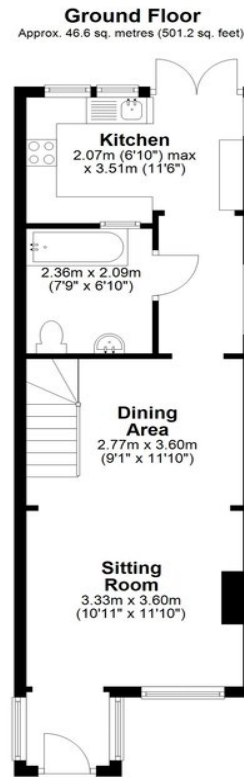
Broadband: Basic, 16 Mbps. Superfast, 53 Mbps.

Ultrafast, 1000 Mbps

Satellite/Fibre TV Availability. BT, Sky, Virgin

EPC: E

Viewing: By Arrangement with Pocock + Shaw
KS



Total area: approx. 80.9 sq. metres (870.8 sq. feet)



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

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