



**Burwell Road, Exning CB8 7EY**

**Guide Price £200,000**

**MA**

Morris Armitage

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## Burwell Road, Exning CB8 7EY

**An established semi-detached family home standing on the edge of this popular and well served village, enjoying long rear garden.**

**In need of some improvement, this property offers sizeable rooms throughout and boasts accommodation to include entrance hall, living room/dining room, kitchen, bathroom, separate WC, and three good size bedrooms.**

**No chain – outstanding opportunity.**

### Entrance Hall

With door leading to the living room. Stairs leading to the first floor landing.

### Kitchen 14'6" x 10'2" (4.42m x 3.10m)

Fitted with a range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with taps over. Space and connection for electric cooker. Space and plumbing for washing machine. Built-in storage cupboard. Window to the rear aspect. Doors leading to the living room and inner hallway.

### Living Room 13'4" x 13'0" (4.08m x 3.98m)

Spacious living room with dual windows to the front aspect. Fireplace with exposed brick surround and wooden mantel currently fitted with an electric fire. Radiator. Doors leading to the kitchen and entrance hall.

### Bathroom 7'0" x 4'11" (2.14m x 1.50m)

Suite comprising of handbasin and panelled bath. Obscured window. Door to the kitchen.

### Inner Hallway

With doors leading to the kitchen, cloakroom and rear garden.

### Cloakroom

W.C. Obscured window. Door leading to the inner hallway.

### Landing

With doors leading to all bedrooms. Stairs leading to the entrance hall.

### Bedroom 1 16'3" x 10'9" (4.97m x 3.28m)

Spacious double bedroom with dual windows to the front aspect. Built-in storage cupboard. Fireplace with white surround and mantel, currently blocked off. Radiator. Door to the landing.

### Bedroom 2 12'5" x 8'3" (3.80m x 2.54m)

Double bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Door to the landing.

### Bedroom 3 9'2" x 7'11" (2.81m x 2.43m)

Well proportioned room with window to the rear aspect. Radiator. Door to the landing.

### Outside - Front

Lawned area with pathway leading to the front door and side access.

### Outside - Rear

Long garden with timber shed and greenhouse. Storage outbuilding. Side access to the front. Door leading to the inner hallway.

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 77 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

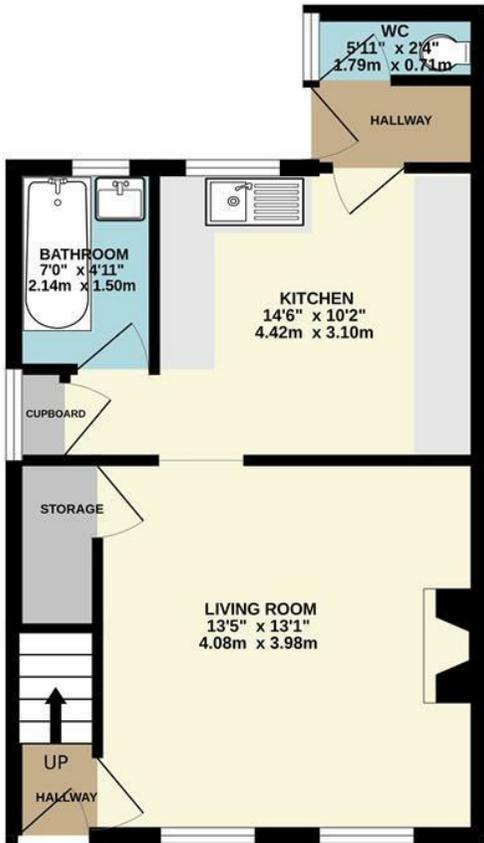
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

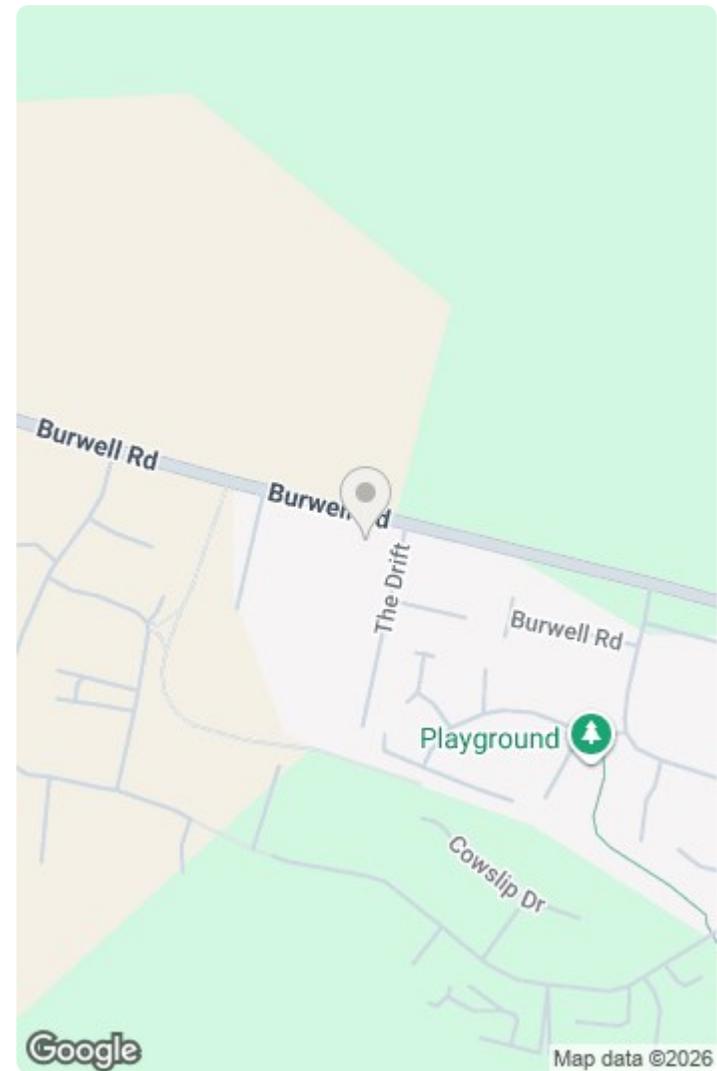
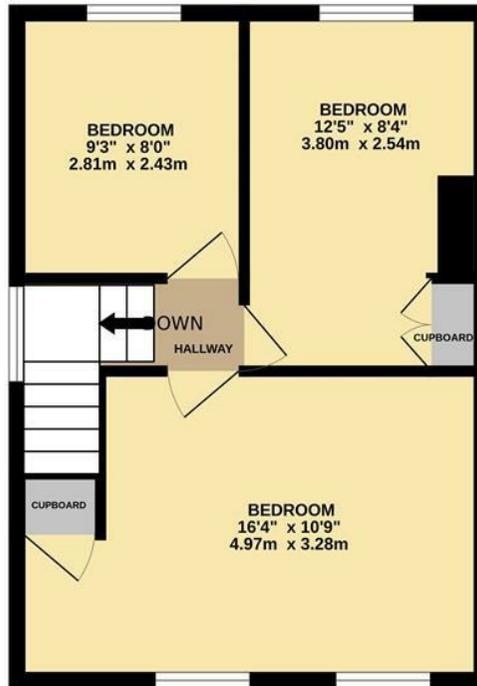
### Location

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



131 BURWELL ROAD, EXNING

TOTAL FLOOR AREA: 778 sq.ft. (72.2 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 80 (Current), 49 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 80 (Current), 49 (Potential)

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