



Buntings Path Burwell

Pocock + Shaw

57 Buntings Path
Burwell
Cambridge
Cambridgeshire
CB25 0DD

Offered with no onward chain, a well presented link terraced bungalow with two double bedrooms, low maintenance front and rear gardens, attractive sitting room and generous fitted kitchen, complimented by a modern conservatory and a re-fitted wet room, off road parking.
EPC:D

Asking Price £239,950



Burwell is situated in pleasant countryside approximately eleven miles northeast of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

This well presented terraced bungalow is ideally situated within this bustling and thriving village and with easy access to excellent village shops and amenities. Benefitting from an attractive light and airy sitting room with feature fireplace, fitted kitchen and pantry cupboard, two double bedrooms, recently refitted wet room, modern conservatory and front and rear gardens with off road parking.

With the benefit of a gas fired radiator heating system and double glazed windows and doors, in detail the accommodation comprises:

Entrance Hall

With a uPVC entrance door, radiator, fitted carpet.

Sitting Room 3.96m (13') x 2.98m (9'9")

With a picture window to front aspect, radiator, fitted carpet flooring, electric fireplace with feature wooden surround. TV and aerial points.

Kitchen 3.96m (13') x 3.54m (11'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, stainless steel mixer taps, electric double oven and grill, electric hob, extractor hood over, plumbing and space for washing machine, space for fridge, fitted corner pantry cupboard, tiled flooring, window to rear aspect, radiator door to rear.

Bedroom 1 3.60m (11'10") x 3.34m (11')

With a window to front aspect, radiator fitted carpet.

Bedroom 2 3.18m (10'5") x 2.94m (9'8")

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

Wet Room

Fitted with a two piece suite comprising low level WC, wash hand basin with stainless steel taps, wall mounted shower with hand attachment, wall mounted mirror and shaver light, with a window to rear aspect full height tiled surround, radiator.

Conservatory

With two windows to side aspect, 2 windows to rear aspect, double doors to rear garden.

Outside

The property is set pleasantly back from the road behind a front garden mainly laid to lawn with hard standing off road parking for vehicles. There is a pathway and non slip, low level steps leading to the front door and a path leading to the rear garden area.

The rear garden is gated and fully enclosed with timber fencing and is laid mainly to lawn, there is a useful brick storage shed.

Tenure

The property is freehold.



Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a no flood risk area.

Council Tax Band: B

East Cambridgeshire District Council

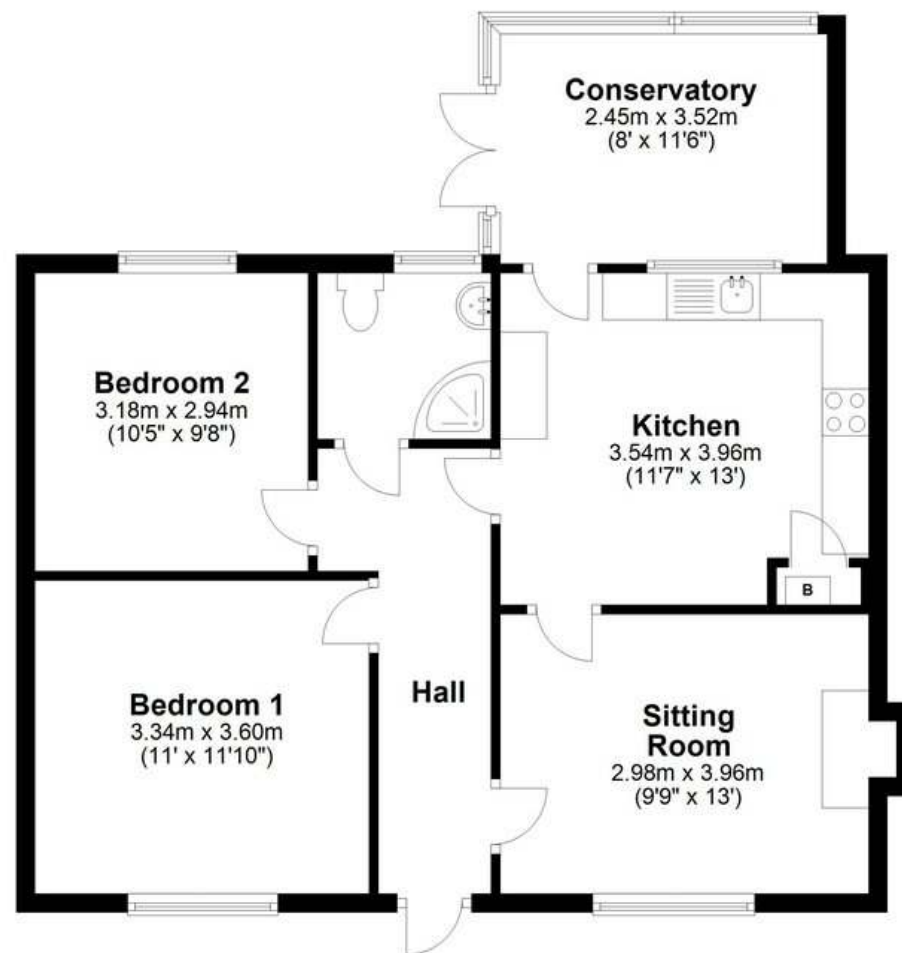
Viewing: Strictly by prior arrangement with

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Ground Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 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

59 High Street, Burwell, Cambs, CB25 0HD

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

