



The Causeway, Burwell, Cambridgeshire

Pocock + Shaw

71 The Causeway
Burwell
Cambridgeshire
CB25 0DU

A deceptively spacious 2 bedroom mid terraced Victorian property forming part of an a terrace of homes set back behind an attractive boulevard of established trees and conveniently situated for access to the village shops and nearby amenities. The property is superbly presented and benefits from 2 generous reception areas, a modern fitted kitchen and a ground floor cloakroom. Features include 2 double bedrooms and a bathroom on the first floor and a courtyard at the rear.

Offers Over £260,000



Location Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village offers 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 into London's Liverpool Street and King's Cross Stations.

Entrance hall with a part glazed entrance door, stairs leading to the first floor.

Living room 12'2" x 11'11" (3.71 m x 3.62 m) with a feature fireplace recess.

Dining room 17'3" x 10'11" (5.27 m x 3.32 m) with an opening to the kitchen.

Kitchen 7'11" x 7'3" (2.42 m x 2.20 m) with a range of fitted base and wall mounted units, integrated eye level oven and grill, 4 ring ceramic hob with extractor hood over, semi-vaulted ceiling, opening to;

Rear lobby with a part glazed door leading to the rear courtyard, built in cupboards.

Utility 5'6" x 4'8" (1.67 m x 1.42 m)

Cloakroom () with a low level WC, hand basin.

First floor

Landing

Bedroom 1 14'6" x 10'9" (4.42 m x 3.28 m) maximum width 17'3" (5.25m), cupboard recess.

Bedroom 2 12'4" x 9'7" (3.75 m x 2.93 m)

Bathroom with a bath with shower over, hand basin and cupboard storage, low level WC, tiled flooring and part tiled walls.

Outside The property stands in a well regarded location with excellent access to the village amenities positioned behind a village hairdresser premise and a property which was formerly the village vets.

Rear courtyard laid to paving and with timber decking, flower border and a pedestrian gate to the rear.

Agents' notes Note 1: There is pedestrian access at the rear of the courtyard leading from the shared driveway to the right of the property.

Note 2: The vendor is willing to grant the buyer the right of first refusal to purchase the barber shop she owns, which is currently a going concern yielding an annual return of 12%.

Services and Tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is in Burwell North Street conservation area. The property is in a low flood risk area.

The property has a registered title.

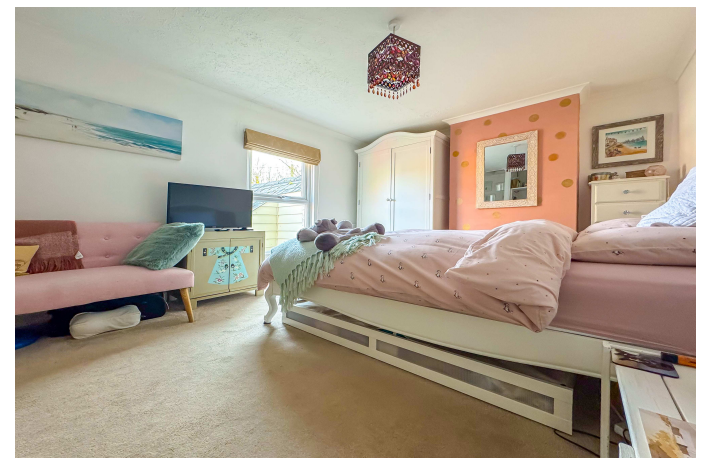
Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 330Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax C East Cambs District Council

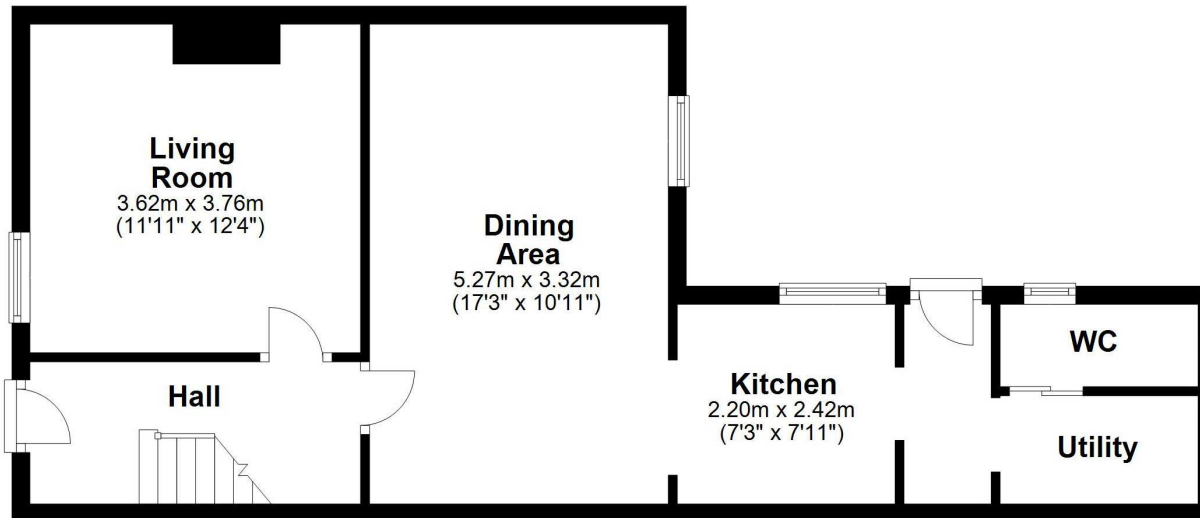
Viewing By Arrangement with Pocock + Shaw PBS





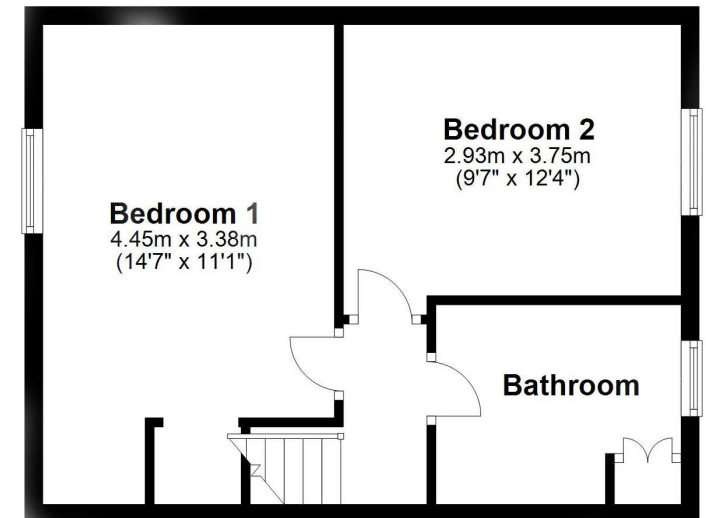
Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 88.5 sq. metres (953.1 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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