



Reach Road, Cambridge, CB25 0BU



## Reach Road

Burwell, Cambridge,  
CB25 0BU

- Minimum 12 Month Tenancy
- 2 Bedrooms
- Cloakroom
- Living/Dining Room
- Enclosed Rear Garden
- Allocated Parking
- Mid Terraced Property
- Available 1st August

A modern 2 bedroom property located on the edge of this popular village. The property comprises entrance hall, cloakroom, kitchen, sitting/dining room, two double bedrooms and a family bathroom. Further benefits include gas fired central heating, double glazing, enclosed garden and off road parking. EPC: C, Council Tax Band B



# £1,200 PCM





## LOCATION

BURWELL is a highly sought after village, ideally placed for the horse racing town of Newmarket (5 miles) and Cambridge (13 miles). The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, public houses and a good range of shops. The village enjoys good access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and London's Liverpool Street and King's Cross Stations.

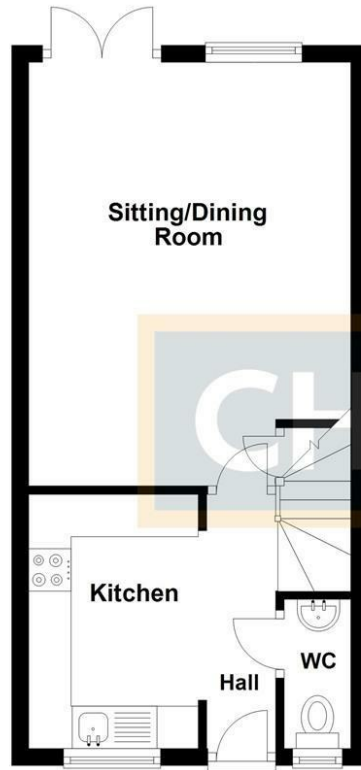
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



£1,200 PCM  
 Council Tax Band - B  
 Local Authority - East Cambs Council

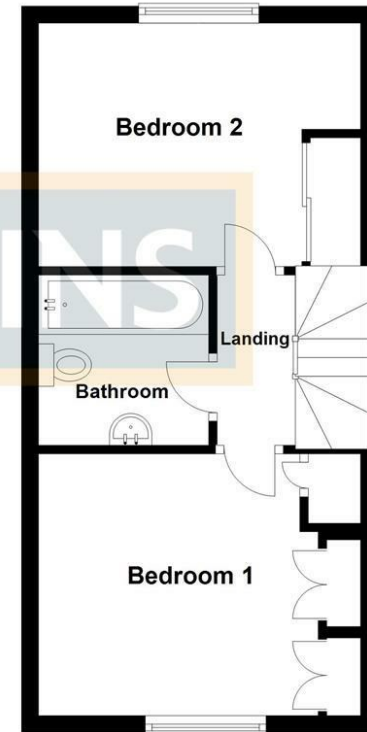
### Ground Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.