



Station Gate, Cambridge, CB25 0BZ

CHEFFINS

Station Gate

Burwell, Cambridge,
CB25 0BZ

- Minimum 6 Month Tenancy
- Modern Detached House
- 3 Reception Rooms
- 4 Bedrooms
- 2 Ensuite Shower Rooms
- Double Garage
- Available June 2025
- Low maintenance garden
- Popular village location

A modern 4 bedroom detached house forming part of a sought after development towards the edge of this well regarded village. The accommodation includes 3 reception rooms, master bedroom with en suite and wardrobes and good sized guest bedrooms. Further benefits include gas fired central heating. Outside includes a low maintenance landscaped garden and a double garage. EPC: C, Council Tax Band: F.

 4  3  2

£1,750 PCM





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. 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, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE HALL

with entrance door, stairs to first floor, radiator.

CLOAKROOM

with basin, low level WC, radiator.

SITTING ROOM

with gas flame effect fire, 2 radiators, French doors to garden.

DINING ROOM

with flame effect gas fire, radiator.

KITCHEN

with 1.5 bowl sink unit with cupboards under, further base and wall mounted cupboards, built-in oven, gas hob unit, extractor hood, fridge, freezer, radiator, gas fired boiler.

UTILITY ROOM

with stainless steel sink unit with cupboard under, further base and wall mounted cupboards, plumbing for washing machine, radiator.

BREAKFAST ROOM

with 2 radiators, glazed door to garden.

FIRST FLOOR

LANDING

with radiator, access to roof space, airing cupboard.

BEDROOM 1

with radiator.

DRESSING AREA

with radiator, range of built-in wardrobes.

ENSUITE SHOWER ROOM

with shower cubicle, pedestal basin, low level WC, radiator.

BEDROOM 2

with radiator.

ENSUITE SHOWER ROOM

with shower cubicle, pedestal basin, low level WC, radiator.

BEDROOM 3

with radiator.

BEDROOM 4

with radiator.

BATHROOM

with paneled bath with mixer tap and shower attachment, pedestal basin, low level WC, radiator.

OUTSIDE

Enclosed landscaped rear garden with artificial lawn, paved patio, flower and shrub beds, outside tap.

DOUBLE GARAGE

with 2 up and over doors.

Letting Agents Notes

Deposit - £1955.00


Holding Deposit - £391.00

Square Footage - 1980.56

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

£1,750 PCM
Council Tax Band – F
Local Authority – East Cambs

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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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.

