



### **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.



## £1,750 PCM



# **CHEFFINS**















### **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.

## **CHEFFINS**

#### **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.





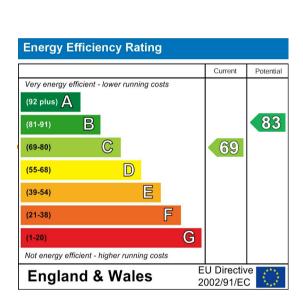


# CHEFFINS





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£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.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk





