

**51 Bayfield Drive, Burwell
Cambridgeshire CB25 0JE
Offers In Excess Of £230,000**

MA
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An opportunity to purchase a mid-terrace two bedroom house, located in a popular and modern cul-de-sac within the centre of Burwell.

The accommodation in brief comprises an entrance porch, bay windowed sitting room, kitchen/diner, two bedrooms (bedroom 1 with en-suite and fitted wardrobes) and a bathroom.

Benefits include gas fired central heating and uPVC double glazing throughout.

Complete with front garden, a pleasant, low maintenance enclosed South facing rear garden and garage located en-bloc a short walk away.

An internal inspection of this property is recommended.

EPC (D)



Accommodation Details

Part glazed door with storm canopy leading through to:

Entrance Hall

With access and door leading through to:

Sitting Room

15'7" x 9'5" (4.75m x 2.87m)

With bay window to the front aspect, staircase rising to the first floor, understairs recess, TV aerial connection point, radiator, access and door leading through to:

Kitchen/Diner

10'2" x 9'3" (3.10m x 2.82m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, ample room for dining table and chairs, radiator, window to the rear aspect, door leading to the rear garden.

First Floor Landing

With access to loft space, airing cupboard, access and door leading through to:

Bedroom 1

10'3" x 10'1" (3.12m x 3.07m)

With two windows to the rear aspect, two large walk in wardrobes, TV aerial connection point, radiator, access and door leading through to:

En-Suite

Comprising shower cubicle, wash hand basin, low level WC, light with shaver point, tiled walls, roof light, radiator.

Bedroom 2

12'4" x 6'7" (3.76m x 2.01m)

With two windows to the front aspect, radiator.

Bathroom

Suite comprising panel bath with mixer taps and shower attachment, low level WC, wash hand basin, tiled walls, tiled flooring, radiator.

Outside - Front

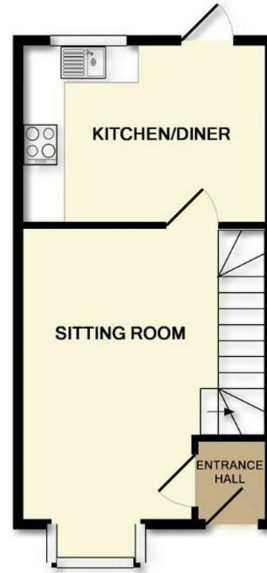
Gravel frontage with paved pathway leading to the front door.

Outside - Rear

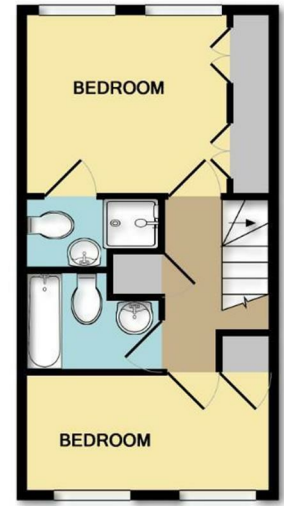
Fully enclosed South facing landscaped garden with paved patio area and steps up to gravel area, timber built shed, outside lighting, outside tap, garage en-bloc.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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