



Buntings Path
Burwell, CB25 0EG
Offers In Excess Of £200,000

MA
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Buntings Path, Burwell, CB25 0EG

A charming terraced cottage with exposed beams and period features throughout located within the heart of this much loved village.

The property offers accommodation comprising a cosy sitting room with wood burning stove, kitchen, utility room, bedroom and first floor bathroom.

Complete with driveway parking and enclosed garden to the rear.

Offered for sale with the distinct advantage of no onward chain.

EPC (D)
Council Tax (TBC)

Accommodation Detail:

Glazed front door through to the:

Kitchen 14'0" x 9'11" (4.27 x 3.04)

Fitted with both eye and base level storage units with working tops over, inset stainless steel sink with drainer, range oven with 6 ring burner hob, breakfast bar, space and plumbing for free standing fridge/freezer and dishwasher. Opening through to the:

Sitting Room 11'2" x 11'1" (3.42 x 3.40)

Featured bricked fireplace with log burner, TV connection point, exposed beams, window and door to the rear.

Utility Room 9'2" x 8'10" (2.80 x 2.70)

Airing cupboard and window to the side aspect.

Bedroom 11'5" x 10'0" (3.48 x 3.05)

Double bedroom with exposed beams, store cupboard, radiator and window to the rear aspect.

Bathroom 9'10" x 8'2" (3.00 x 2.50)

Three piece suite comprising of low level WC, pedestal wash basin, panelled bath with shower shower attachment, store cupboard, radiator and window to the front aspect.

Outside - Rear

Outdoor lighting, driveway parking and step down to the front entrance.

Outside - Front

Enclosed rear garden most laid to paving slabs and raised decking area.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Terrace

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 54

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

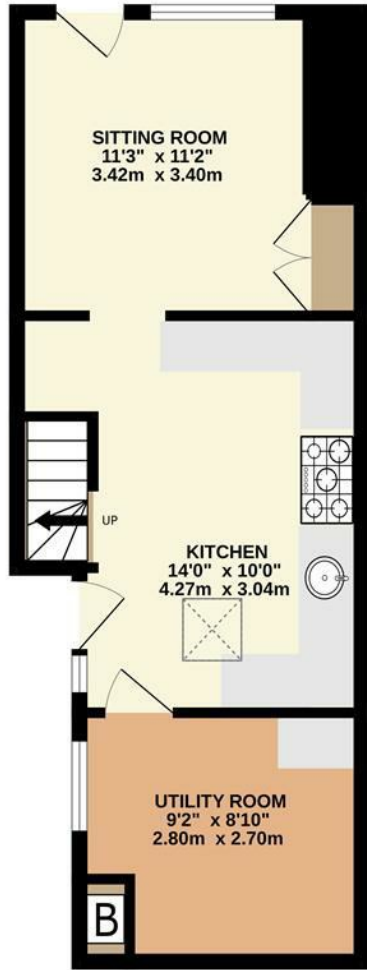
Broadband Type – Superfast available, Max 202Mbps download, 29Mbps upload

Mobile Signal/Coverage – Good

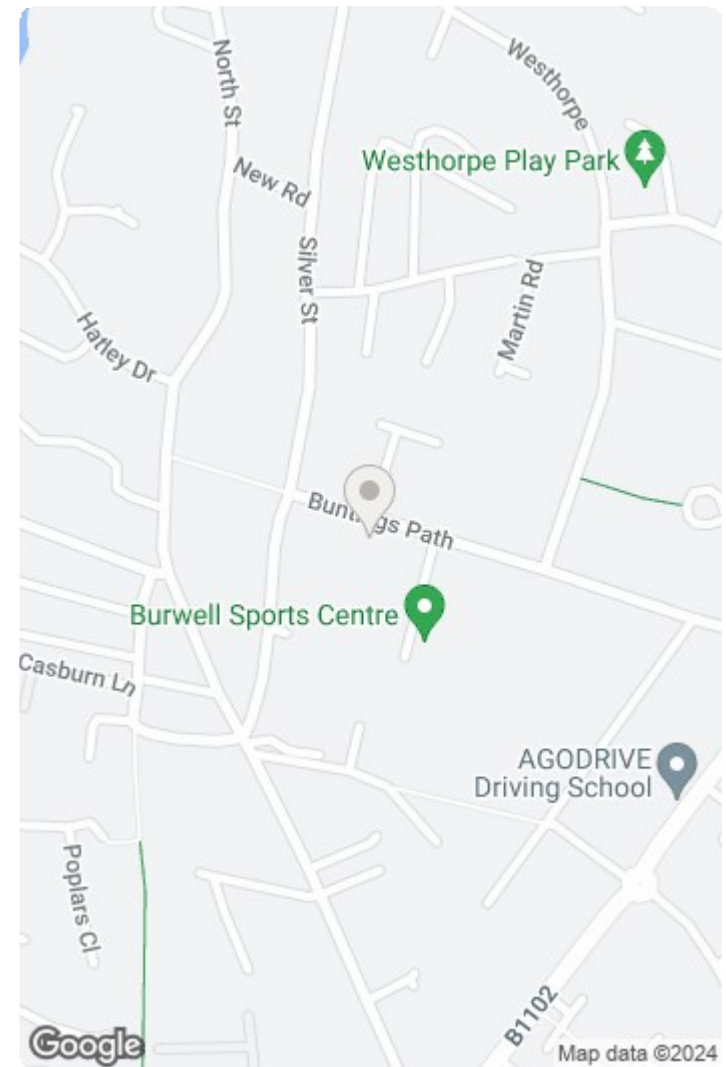
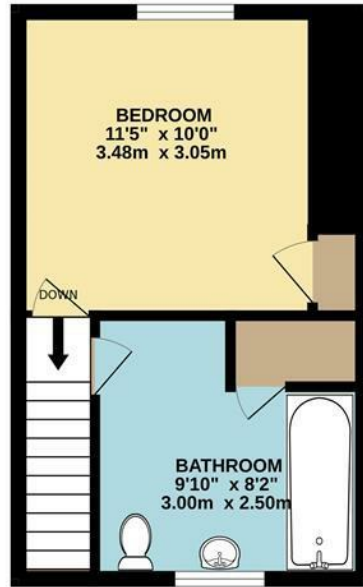
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (82-90)		
B (81-91)			B (67-81)		
C (69-80)			C (50-66)		
D (55-68)			D (35-49)		
E (39-54)			E (22-34)		
F (21-38)			F (9-21)		
G (1-20)			G (1-8)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

