



Toyse Lane
Burwell, CB25 0DF
Guide Price £360,000

Toyse Lane, Burwell, CB25 0DF

An established detached bungalow located within this thriving and highly regarded village and offered for sale with no onward chain.

Nestling on a generous size plot, this property offers accommodation to include entrance hall, living room, kitchen/dining room, conservatory, two double bedrooms and bathroom. Benefiting from double glazing.

Externally the property offers a lovely and extensive garden, driveway and detached tandem length garage/workshop.

Porch:

Double glazed front entrance door through to the:

Entrance Hall

Airing cupboard and door through to the:

Living Room 15'0" x 12'4" (4.59 x 3.78)

Spacious living room with TV connection point, radiator and window to the front aspect.

Kitchen/Breakfast Room 16'6" x 12'4" (5.04 x 3.77)

Fitted with a range of both eye and base level storage units with working tops over, inset stainless steel sink and drainer with mixer tap, integrated electric hob and double oven, space and plumbing for a fridge/freezer and washing machine. Laid wooden style flooring, radiator and window to the side aspect.

Conservatory 17'11" x 8'5" (5.48 x 2.58)

Laid to carpet, radiator and French doors out to the rear garden.

Bedroom 1 11'2" x 10'9" (3.41 x 3.28)

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2 11'2" x 10'3" (3.41 x 3.13)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bathroom 9'7" x 6'5" (2.94 x 1.98)

Low level WC, wash basin, panelled bath and window to the rear aspect.

Outside - Front

Laid to lawn frontage boarded by bricked wall and mature hedging, pathway to the front entrance. Bloc paved driveway with space for up to three vehicles and leading up to the garage.

Outside - Rear

Fully enclosed rear garden predominately laid to lawn with extensive paved patio area, raised flower beds, timber garden shed and variety of mature hedging and shrubs. Side access to garage and side pedestrian gate.

Garage 29'7" x 10'5" (9.04 x 3.19)

With up and over door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 75 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast

available, 80Mbps download,

20Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements,

Covenants - None that the vendor is

aware of



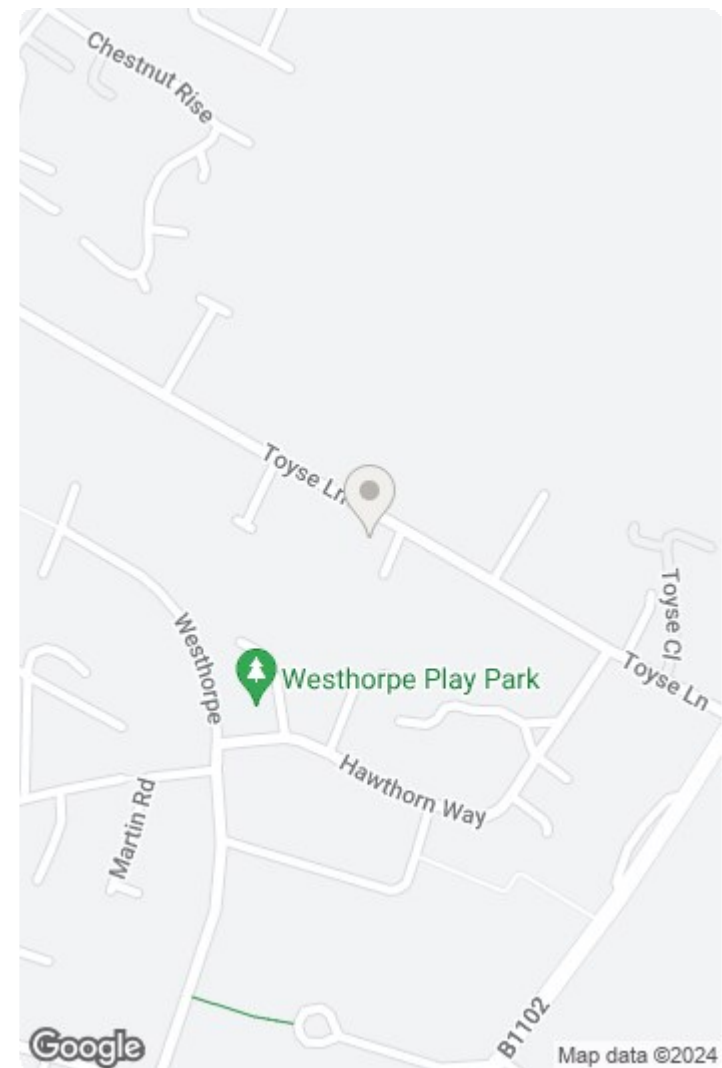
GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



42 TOYES LANE

TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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