



**Buntings Path**  
**Burwell, Cambridgeshire CB25 0DD**  
**Guide Price £245,000**



## Buntings Path, Burwell, Cambridgeshire CB25 0DD

A superb modern mid-terrace bungalow set within the heart of this well served and highly regarded village and offered for sale with no onward chain.

Updated and improved by the current owner, this property offers accommodation to include entrance hall, living room/dining room, refitted kitchen, two double bedrooms and refitted shower room/wet room.

Externally the property offers a fully enclosed and pleasant rear garden and off road parking.

Council Tax B (East Cambs)  
EPC C

### Accommodation Details:

Double glazed front entrance door through to the:

### Entrance Hall

With radiator and door through to the:

### Living Room 12'9" x 11'4" (3.91 x 3.46 )

With TV connection point, radiator, window to the front aspect and opening through to the:

### Kitchen 12'9" x 9'8" (3.91 x 2.96 )

Fitted with both eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, built in oven, hob and extractor hood, space for fridge/freezer, dishwasher and washing machine. Window and door to the rear aspect.

### Bedroom 1 11'7" x 10'9" (3.54 x 3.28 )

Double bedroom with radiator and window to the front aspect.

### Bedroom 2 10'3" x 9'4" (3.13 x 2.86 )

Radiator and window to the rear aspect.

### Bathroom 6'6" x 5'6" (2.00 x 1.68 )

With low level WC, wash basin, shower cubicle and window to the rear aspect.

### Outside - Rear

Low maintenance garden with lawn area, garden shed, variety of mature shrubs and flowers and side pedestrian gate.

### Outside - Front

Paved driveway providing off-road parking, lawn area and side passage with access to the rear garden.

### PROPERTY INFORMATION

Maintenance fee - n/a  
EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Mid-terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 59SQM

Parking – Off road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - No

Broadband Type – Ultrafast available, Max 330Mbps download, 50Mbps upload

Mobile Signal/Coverage – Good

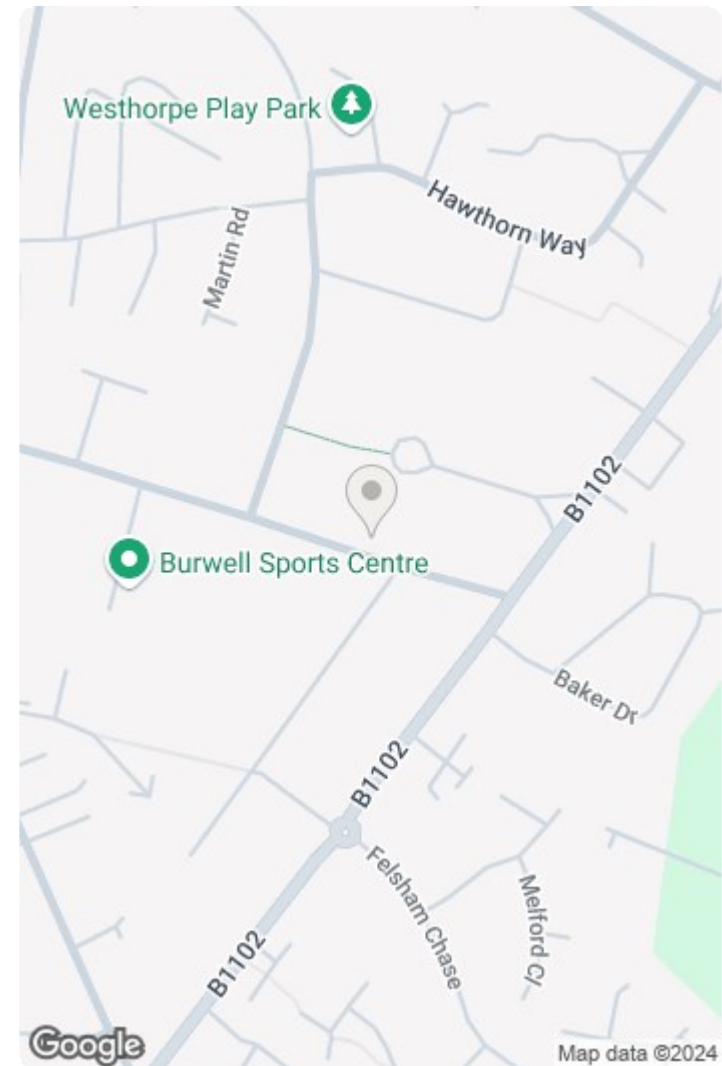
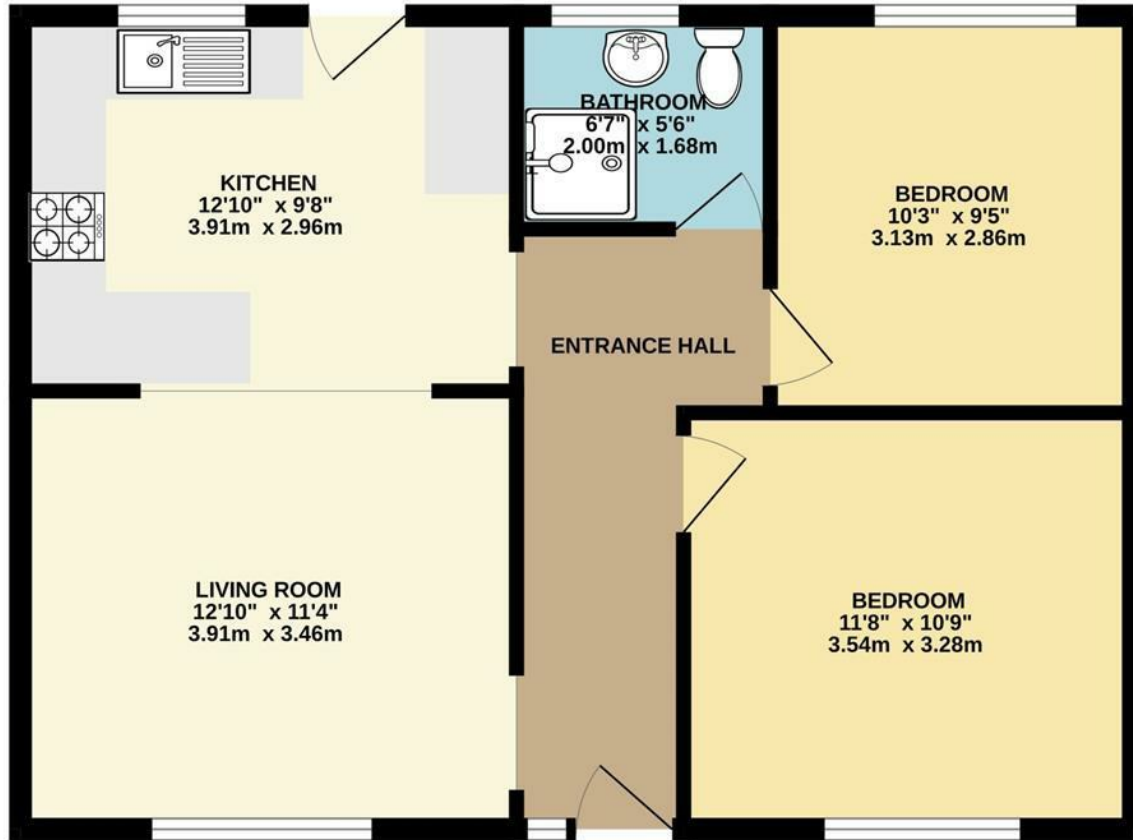
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words -

///passenger.escapes.eruptions



**GROUND FLOOR**  
606 sq.ft. (56.3 sq.m.) approx.

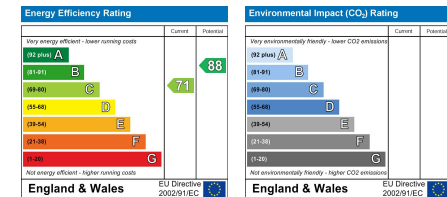


55 BUNTINGS PATH, NEWMARKET

TOTAL FLOOR AREA: 606 sq.ft. (56.3 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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