



1 Grantchester Rise
Burwell, Cambridgeshire CB25 0BE
Guide Price £350,000

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk

1 Grantchester Rise, Burwell, Cambridgeshire CB25 0BE

A superbly presented, modernised 3 bedroom detached bungalow set on a corner plot within the ever popular village of Burwell.

Having been refurbished throughout, the property benefits from an open plan kitchen/dining/living room with log fire, 3 bedrooms, ensuite shower and family bathroom. Externally, the property has a wrap around plot and garage with parking.

EPC (C)

Council Tax B (East Cambs)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

Laid machine oak flooring, storage cupboard, radiator and door through to the:

Living Room/Kitchen 20'5" x 19'8" (6.23 x 6.00)

Fitted with a range of eye and base level storage units with work surfaces over, ceramic sink and mixer tap, kitchen island, integrated appliances to include a double oven, electric hob with extractor hood above, fridge/freezer. John Lewis washing machine. Laid machine oak flooring, feature fireplace, TV connection point, radiator, window to the front aspect and bi-folding doors out to the rear garden.

Bedroom 1 11'11" x 11'10" (3.65 x 3.63)

Double bedroom with radiator and window to the side aspect.

Bedroom 2 10'10" x 9'7" (3.32 x 2.94)

Double bedroom with Ikea luxury fitted wardrobe, radiator, window to the side aspect and door through to the:

Ensuite

Newly installed three piece suite comprising of a low level WC, wash basin with vanity cupboard under, enclosed walk-in shower, heated towel rail and window to the side aspect.

Bedroom 3 8'0" x 7'8" (2.46 x 2.36)

With radiator and window to the side aspect.

Bathroom

Three piece suite comprising of a low level WC, wash basin with vanity drawers under, enclosed shower cubicle, tiled walls and heated towel rail.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with paved patio area, variety of mature shrubs and flowers, timber garden shed, side access into garage and pedestrian gate leading out to the driveway.

Outside - Front

Lawn area surrounding the property, steps leading up to the front entrance with raised flower beds.

Garage

Metal up and over door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 75SQM

Parking -

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Superfast available,

Max 110Mbps download, 20Mbps upload

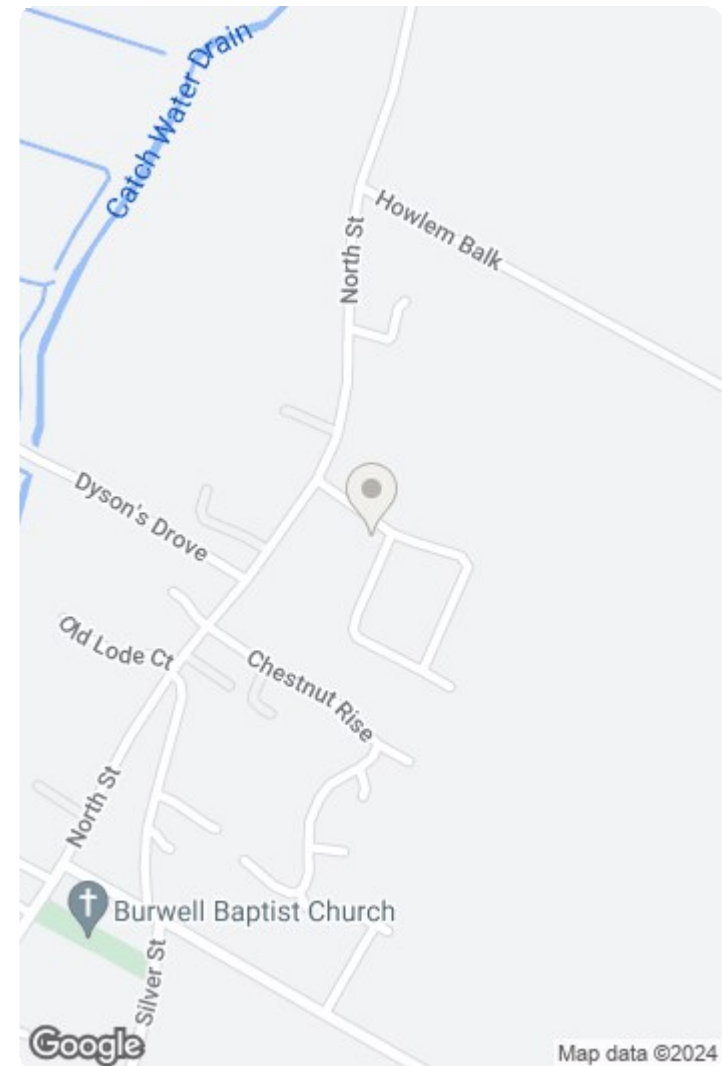
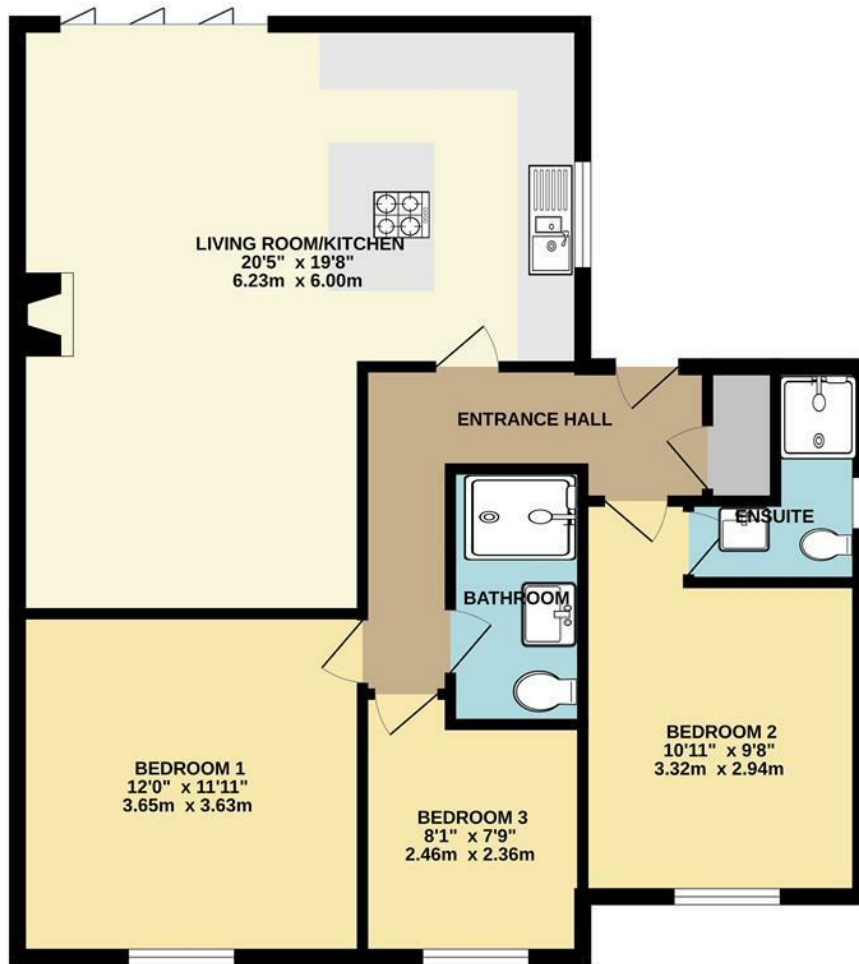
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

None that the vendor is aware of

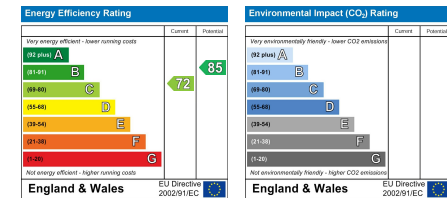


GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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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