



Toyse Lane
Cambridge, CB25 0DF
Guide Price £375,000

Toyse Lane, Cambridge, CB25 0DF

This spacious three-bedroom detached bungalow, in a non-estate location, is situated on a popular road in the highly desirable village of Burwell.

Offered for sale with no onward chain, the accommodation includes an entrance hall, living room, dining room, kitchen/breakfast room, utility room with WC, a four-piece bathroom, and three bedrooms.

Outside, the property features a generously sized rear garden with both lawned and paved areas. Additionally, there is a driveway offering off-road parking for several vehicles, with a hedgerow at the front providing privacy from the road.

EPC (D)

Council Tax C (East Cambs)

Accommodation Details:

Double glazed front entrance door through to the:

Hallway

Laid wooden style flooring, radiator, access to loft space and door through to the:

Living Room 13'11" x 11'10" (4.25m x 3.62m)

Good sized living room with wall mounted gas fire, TV connection point, radiator and bay window to the front aspect.

Dining Room 12'10" x 9'10" (3.93m x 3.02m)

Laid wooden style flooring, radiator and bay window to the front aspect.

Kitchen

Sizable kitchen with matching eye and base level fitted storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven with four-ring gas burner hob and extractor hood above, integrated fridge and freezer, breakfast bar, tiled flooring, radiator, window to the side aspect and door through to the:

Utility Room

Wash basin, storage units, space for a washing machine, tiled flooring, window to the rear aspect and side external door.

WC

Low level WC and window to the side aspect.

Bedroom 1 11'11" x 12'9" (3.65m x 3.90m)

Double bedroom with access to loft space, radiator, window to the rear aspect and side external door.

Bedroom 2 8'6" x 9'8" (2.61m x 2.96)

With radiator and window to the side aspect.

Bedroom 3 8'6" x 9'11" (2.61 x 3.03)

With radiator and window to the side aspect.

Bathroom

Four piece bathroom suite comprising a concealed WC, wash basin with vanity drawers under, panelled bath, enclosed shower cubicle, tiled walls and flooring, radiator and window to the rear aspect.

Outside - Rear

Fully enclosed rear garden with lawn area, patio seating area, planted shrubbery, two timber garden shed and side pedestrian gate.

Outside- Front

Driveway proving off-road parking. Laid shingled area with shrubbery. Outdoor lighting.

Property Information:

Maintenance fee - n/a
EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 100 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1000Mbps download,

200Mbps upload

Mobile Signal/Coverage – Likely

Rights of Way, Easements, Covenants

– None that the vendor is aware of

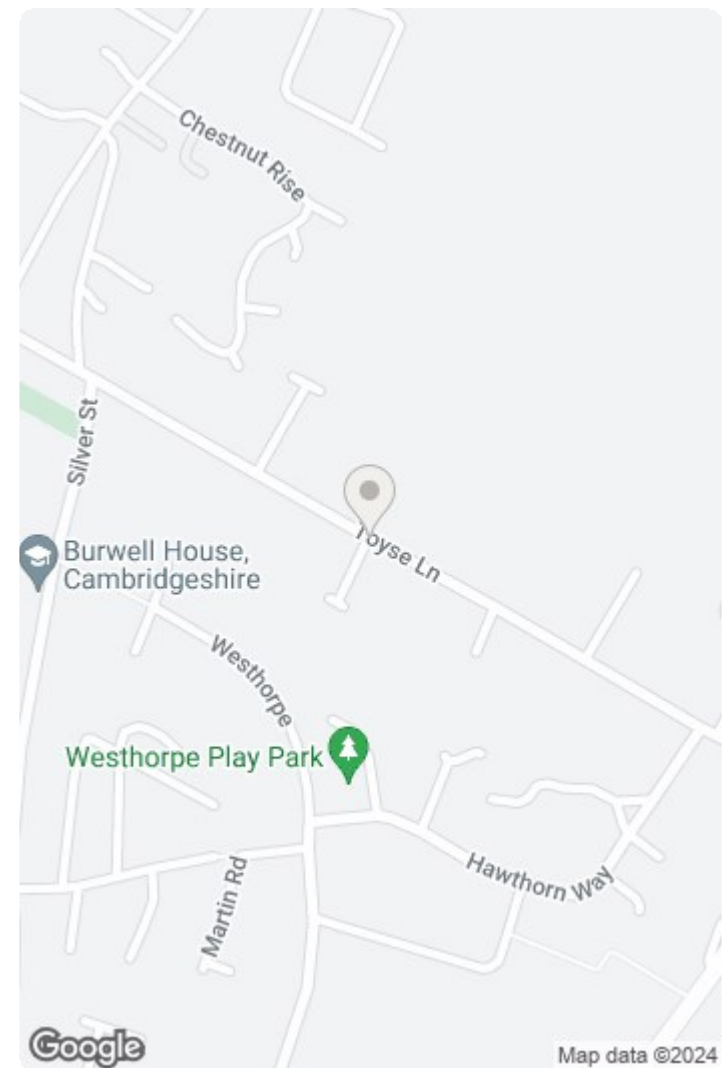


GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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.
Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	60	England & Wales
		58	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.

