



**Spring Close**  
**Burwell, CB25 0HF**  
**Guide Price £315,000**



## Spring Close, Burwell, CB25 0HF

A modern semi-detached family home standing within a highly sought after residential area and enjoying a sizeable rear garden.

Offering huge scope for extension/improvement, this property offers accommodation to include entrance hall, kitchen/dining room, living room/sitting room, lean to, two good size bedrooms and shower/bathroom.

Externally the property offers a delightful fully enclosed garden and garage.

EPC (D)  
Council Tax C (East Cambs)

### Accommodation Details:

Glazed front entrance door leading through to the:

#### Porch

With door going through to the:

#### Hallway

With access to airing cupboard and door through to the:

#### Living Room 17'11" x 10'10" (5.47 x 3.32 )

Spacious living room with featured fireplace, TV connection point, two radiators and sliding doors out to the rear garden.

#### Kitchen 12'10" x 10'6" (3.92 x 3.21)

Fitted with eye and base level storage units with working surfaces over, inset sink and drainer with mixer tap over, splashback areas, space for an oven and washing machine. Laid wooden flooring, radiator and window to the rear aspect.

#### Bedroom 1 14'2" x 9'2" (4.32 x 2.80)

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

#### Bedroom 2 10'3" x 9'2" (3.13 x 2.80)

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

#### Bathroom 7'3" x 6'0" (2.23 x 1.84)

Low level WC, pedestal wash basin, wall mounted shower, radiator and window to the side aspect.

#### Conservatory 12'1" x 7'1" (3.70 x 2.16)

With storage cupboard and sliding doors to the side of the property.

#### Outside - Rear

Beautifully kept rear garden with a variety of mature shrubs and flowers, paved patio area and outdoor tap.

#### Outside - Front

Off-road parking providing spaces for up to two vehicles, Extensive lawn area. Garage en-bloc located to the side of the property.

### Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached Bungalow

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

Square Meters - 61 SQM

Parking – Driveway & Garage En Bloc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise 'Likely'

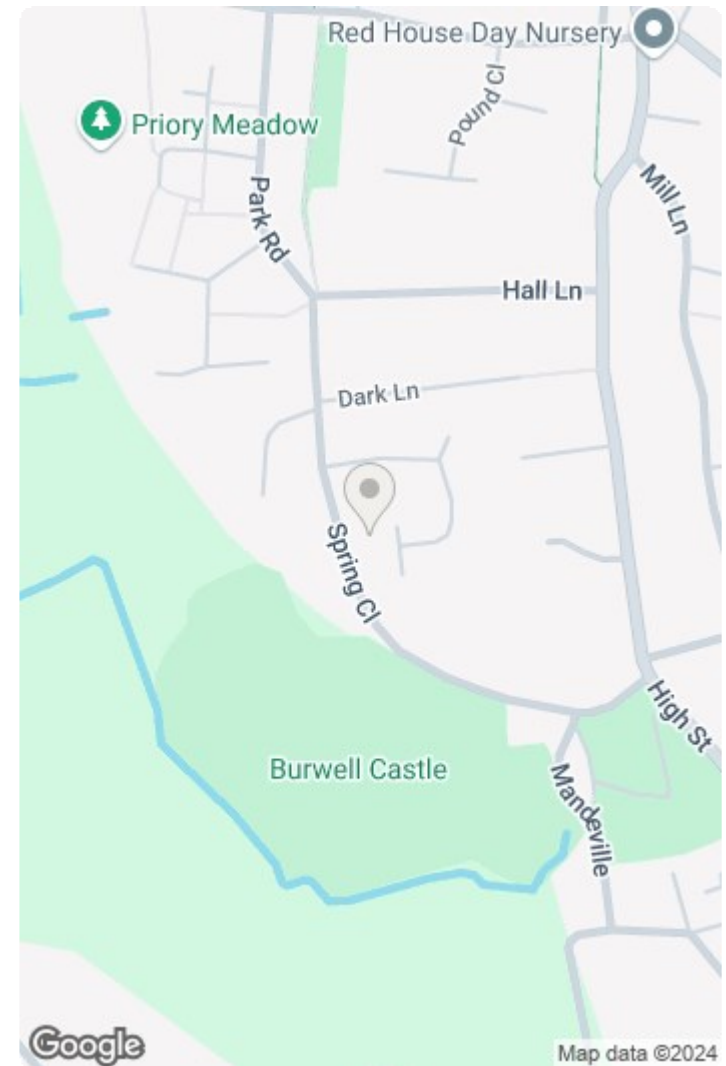
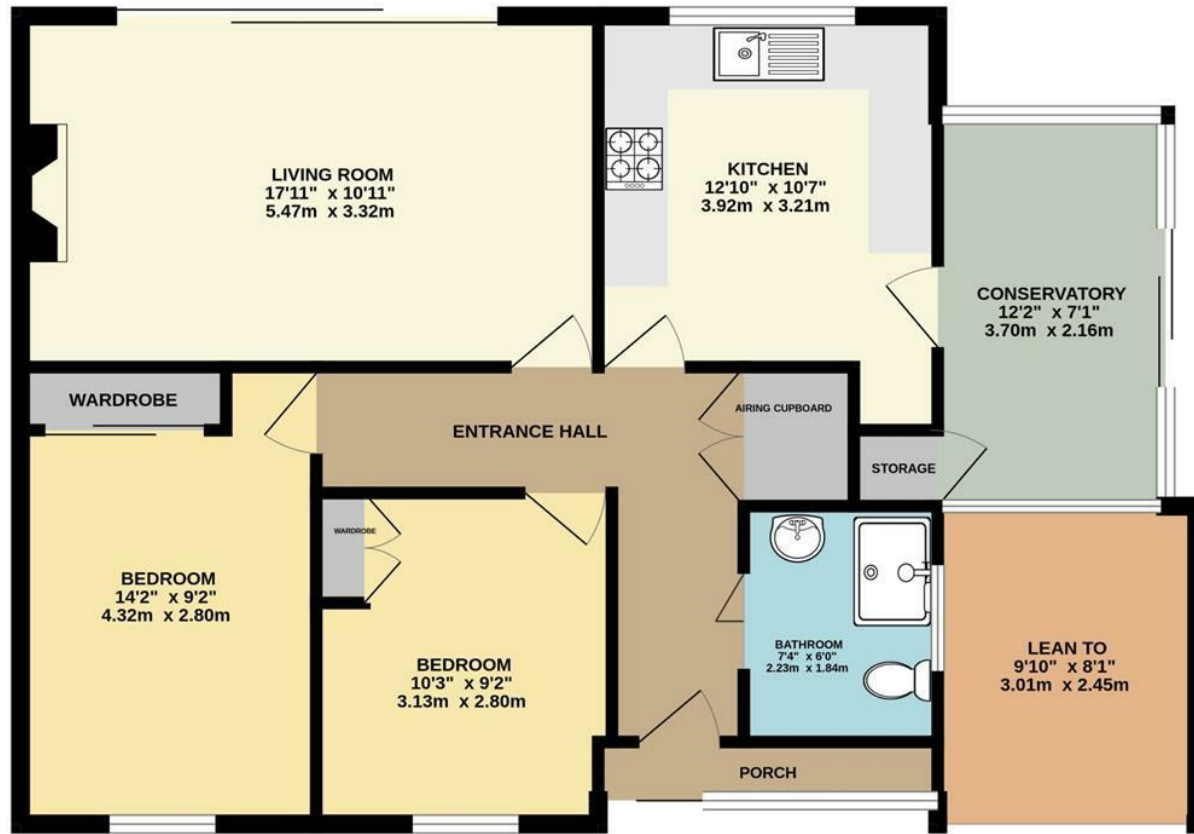
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words -

///amps.circulate.decking



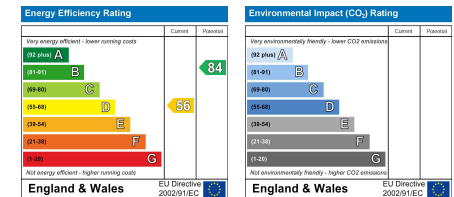
**GROUND FLOOR**  
868 sq.ft. (80.6 sq.m.) approx.



40 SPRING CLOSE, CB25 0HF

TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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