



North Street
Burwell, CB25 0BB
Guide Price £240,000

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Nestled down a peaceful and private lane, this charming and beautifully presented two-bedroom cottage is being offered for sale with no onward chain.

Lovingly maintained and significantly enhanced by the current owner, the property is brimming with character and offers accommodation that includes an inviting entrance porch, a cosy living room with a multi-fuel burner, a well-appointed galley kitchen, two comfortable bedrooms, and a first-floor bathroom.

Outside, the cottage boasts a delightful garden featuring a variety of trees, flowers, and plants, alongside a greenhouse and a small pond. A detached studio provides a versatile space, ideal for hobbies or as a home office for remote work. Furthermore, the property benefits from the rare advantage of allocated off-road parking.

With no onward chain, early internal viewing is highly recommended to fully appreciate this exceptional home.

EPC (C)
Council Tax A (East Cambridgeshire)

Accommodation Details:

Glazed front entrance door through to the:

Porch

Window to the side aspect and opening through to the:

Lounge/Diner 13'1" x 10'11" (4.01 x 3.33)

With fireplace recess to the side and inset wood burning stove, TV connection point, radiator, laid oak wooden flooring, window to the front aspect and access to:

Kitchen 10'5" x 4'6" (3.20 x 1.39)

Fitted with matching eye and base level storage units and wooden working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap over. Space for a cooker and washing machine. Storage cupboard, radiator and window to the rear aspect. Staircase rising to:

First Floor Landing

With two storage cupboards and access and door to:

Bedroom 1 10'3" x 7'10" (3.14 x 2.39)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 8'2" x 5'4" (2.50 x 1.65)

With radiator and window to the rear aspect.

Outside

Exceptionally generous sized and pretty south facing garden benefitting from established fruit trees, vegetable patch, large wooden shed behind the workshop, green house and workshop with allocated off-road parking close to the property with brick outhouse/coal shed.

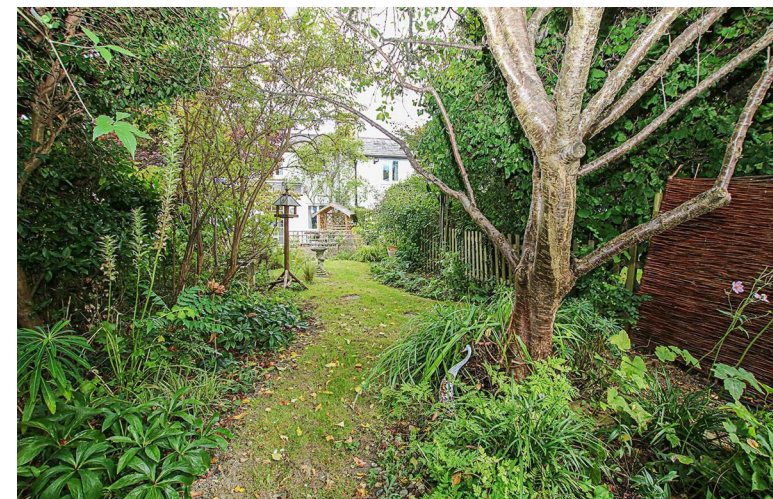
Workshop 10'10" x 8'7" (3.32 x 2.64)

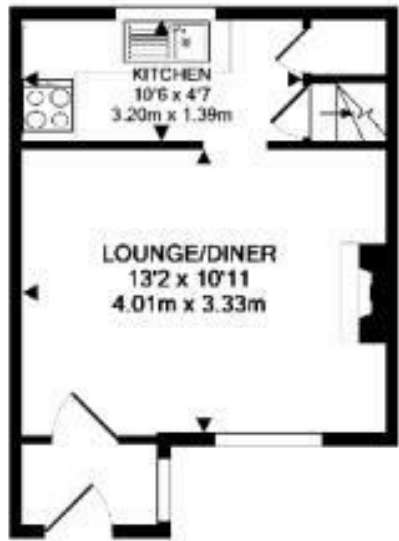
Bricked workshop with power and lighting. And outdoor tap.

Property Information:

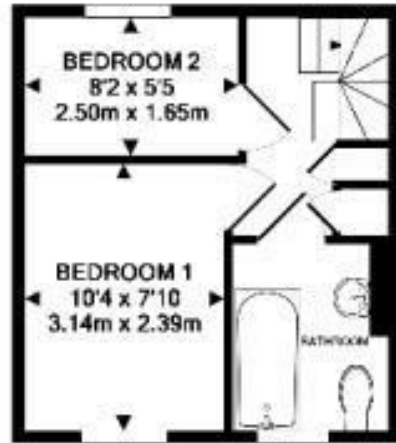
Maintenance fee - n/a
EPC - C

Tenure - Freehold
Council Tax Band - A (East Cambs)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 39 SQM
Parking – Allocated off-road parking
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 – Ofcom advice 'Limited' for certain providers
Rights of Way, Easements, Covenants – None that the vendor is aware of

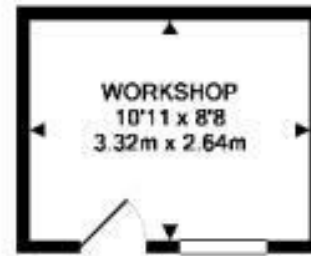




GROUND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



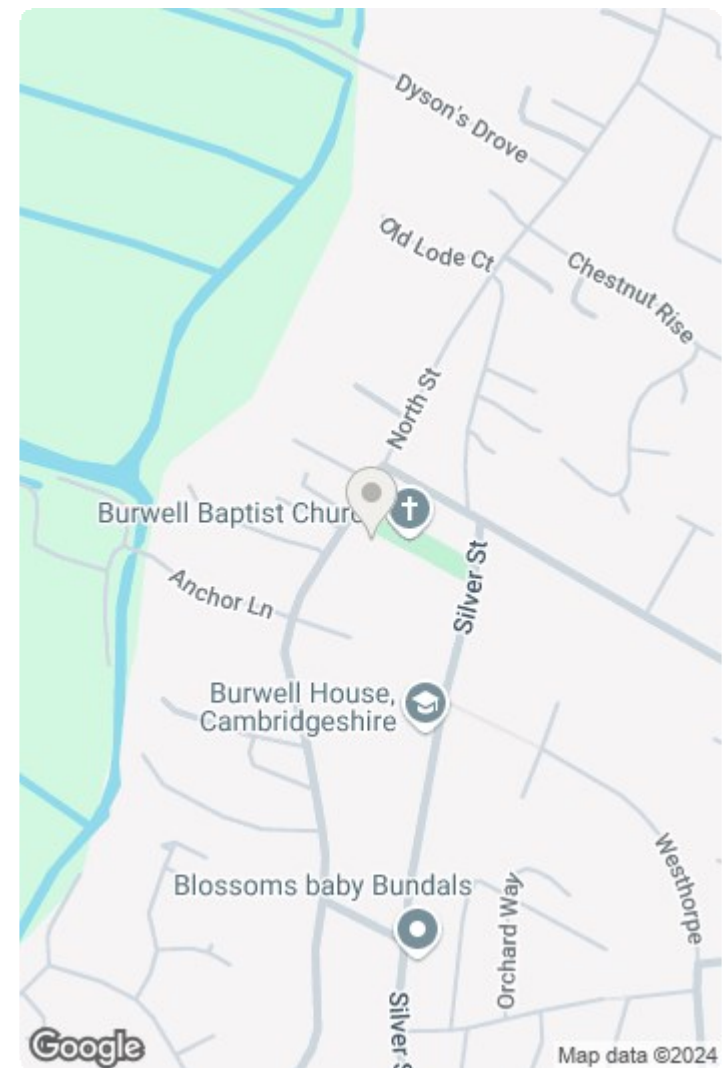
1ST FLOOR
APPROX. FLOOR
AREA 218 SQ.FT.
(20.2 SQ.M.)



WORKSHOP
APPROX. FLOOR
AREA 94 SQ.FT.
(8.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	93	70
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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 them therefrom. 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.

