

**Grantchester Rise, Burwell
Cambridgeshire CB25 0BE
Guide Price £135,000**

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



- Ground Floor Apartment
- Ideal for First Time Buyers
- 2 Bedrooms
- Popular Village Location
- Lounge / Diner
- Unusually Spacious Rooms

A realistically priced ground floor apartment, located towards the outskirts of this sought after village.

Accommodation in brief comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

To the rear of the property is allocated off-road parking in a private car park and front garden laid to lawn with useful rear storage facility. NO CHAIN.

NB: Current scaffolding for roof maintenance.



Hallway

Airing cupboard, storage cupboard, doors and access through to:

Sitting / Dining Room

14'2" x 12'11" (4.34 x 3.96)

Dual aspect room with windows to the side and rear aspects, television connection point, radiator, carpeted flooring.

Kitchen

9'2" x 8'1" (2.81 x 2.48)

Fitted with a range of base and eye level storage cabinets with work surfaces over, stainless steel sink with drainer and mixer tap over, oven with electric hob and extractor hood above, part tiled walls, space and plumbing for washing machine/dishwasher, storage cupboard, vinyl flooring, window to the front aspect.

Bedroom 1

12'11" x 12'0" (3.96 x 3.68)

Storage cupboard, radiator, carpeted flooring, window to the rear aspect.

Bedroom 2

12'1" x 8'6" (3.70 x 2.61)

Radiator, carpeted flooring, window to the front aspect

Bathroom

7'1" x 4'5" (2.18 x 1.37)

White suite comprising low level WC, pedestal hand wash basin and panelled bathtub with shower over, towel rail, part tiled walls, heater, vinyl flooring, obscured window to the front aspect.

Outside

Allocated parking space within communal car park, small garden to the front of property.

PROPERTY INFORMATION

Maintenance fee - tbc

EPC - D

Tenure - Leasehold

Council Tax Band - B (East Cambs)

Property Type - Ground floor flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 38 SQM

Parking – Communal parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

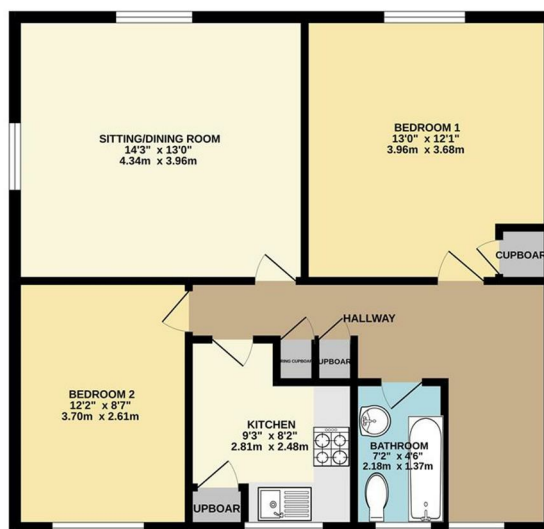
Broadband Type – Ultrafast available, 1000Mbps download, 50Mbps upload

Mobile Signal/Coverage – Good

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs							
(92 plus) A				Very environmentally friendly - lower CO ₂ emissions			
(81-91) B				(92 plus) A			
(69-80) C				(81-91) B			
(55-68) D				(69-80) C			
(39-54) E				(55-68) D			
(21-38) F				(39-54) E			
(1-20) G				(21-38) F			
Not energy efficient - higher running costs							
Not environmentally friendly - higher CO ₂ emissions							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA - 663 sq.ft. (61.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 will be given regarding their operation.

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.