



**Priory Close, Burwell
Cambridge, CB25 0HW
Guide Price £325,000**

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An exceptionally well presented terraced home on this popular development in the heart of Burwell available with no upward chain.

The village is very popular with families and offers various shops, restaurants, schools and amenities whilst being commutable to Cambridge and Newmarket.

The accommodation includes a living room, dining area, kitchen/breakfast room, three bedrooms and a bathroom.

Externally, there is an established rear garden, lawned frontage and a garage en bloc nearby.

About Burwell:

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

Entrance Hall

With staircase rising to the first floor, radiator and door through to the:

Sitting Room

13'0" x 11'8"

Good sized living room with featured wall mounted electric fireplace, TV connection point, radiator, laid wooden flooring, window to the front aspect and opening through to the:

Dining Room

16'2" x 8'3"

With useful storage cupboard, radiator and opening through to the:

Kitchen/Breakfast Room

12'11" x 12'3"

Modern fitted kitchen with a range of matching eye and base level storage units with working wooden surfaces over, inset stainless steel sink and drainer with mixer tap over. Integrated double oven, gas burner hob with extractor hood above, fridge/freezer and dishwasher. Space and plumbing for a washing machine and tumble dryer. Tiled flooring, radiator, Velux window, window and external door out to the rear aspect.

Bedroom 1

9'4" x 12'0"

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

Bedroom 2

9'8" x 7'5"

With radiator and window to the front aspect.

Bedroom 3

8'7" x 6'6"

With radiator and window to the front aspect.

Bathroom

6'7" x 5'5"

Three piece bathroom suite comprising a low level WC, hand basin with vanity cupboard under, panelled bath with wall mounted shower, part tiled walls, laid wooden flooring and obscured window to the rear aspect.

Outside - Rear

Enclosed rear garden mostly laid to turf, variety of planted shrubs, outdoor lighting, rear pedestrian gate.

Outside - Front

Laid to lawn frontage with pathway leading up to the front entrance.

Garage En Bloc

With metal up and over garage door. Power and lighting.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 79 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1000Mbps download,

100Mbps upload

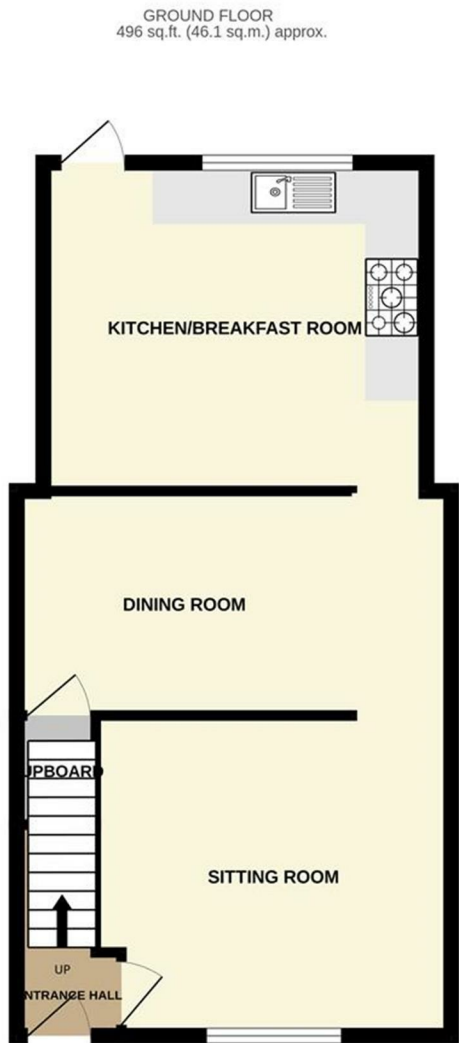
Mobile Signal/Coverage – Ofcom

advise coverage is likely/limited

Rights of Way, Easements, Covenants

– None that the vendor is aware of

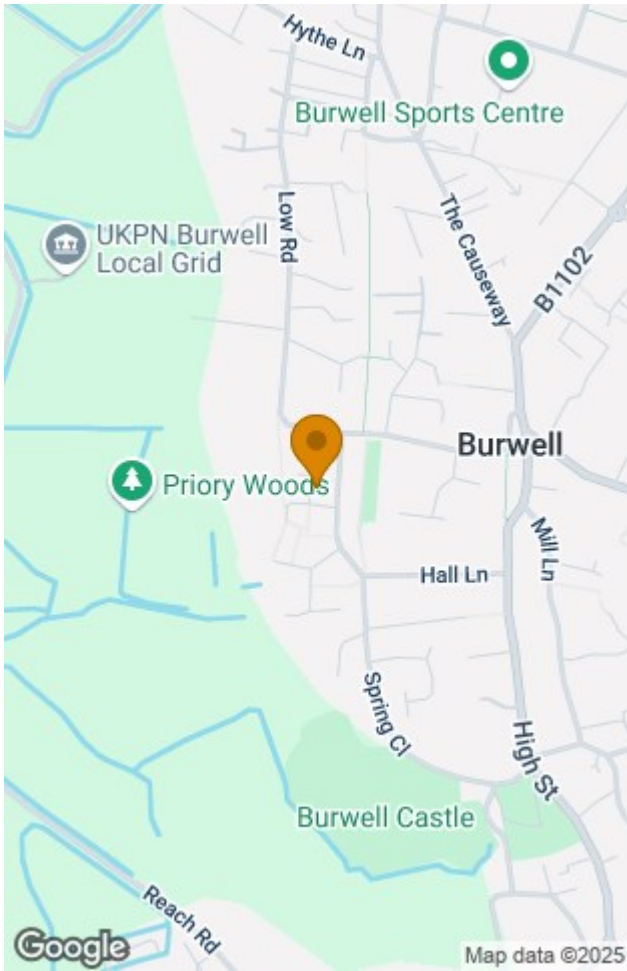




TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	88	England & Wales	EU Directive 2002/91/EC	

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