



**MA**  
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**for sale**

**Ness Road, Burwell CB25 0AA**

**Guide Price £350,000**

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# Ness Road, Burwell CB25 0AA

A prominent bungalow set in the heart of the popular village of Burwell that's available with no upward chain.

Accommodation includes a living room/diner, fitted kitchen, three bedrooms, bathroom and a separate shower room.

Outside there is a walled garden with paved garden with a personal door to the garage. There is additional off road parking in front of the garage.

Viewing highly recommended.

NO CHAIN

## Entrance Hall

With doors leading to kitchen, living room, all bedrooms, bathroom and shower room. Built-in storage cupboard.

## Kitchen 8'3" x 7'5" (2.52m x 2.28m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated double oven with electric hob with extractor over. Tiled splashbacks. Tiled flooring. Window to the rear aspect. Door to entrance hall.

## Lounge/Dining Room 14'4" x 11'5" (4.37m x 3.48m)

Spacious lounge/dining room with window to the front aspect. Sliding doors to the rear garden. Radiator. Door to entrance hall.

## Bedroom 1 13'4" x 11'9" (4.08m x 3.59m)

Spacious bedroom with window to the rear aspect. Radiator. Glazed door to rear garden. Door to entrance hall.

## Bedroom 2 12'0" x 7'10" (3.68m x 2.39m)

Well proportioned room with window to the front aspect. Radiator. Doors leading to both the bedroom 3 and entrance hall.

## Bedroom 3 8'6" x 8'5" (2.60m x 2.59m)

Well proportioned room with dual windows to the front aspect. Radiator.

Doors leading to both the bedroom 2 and entrance hall.

## Bathroom 7'10" x 3'9" (2.39m x 1.161m)

White suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and shower attachment over. Tiled to wet areas. Radiator. Obscured window. LVT flooring. Door to entrance hall.

## Shower Room 5'2" x 3'6" (1.59m x 1.09)

White suite comprising low level, concealed cistern, W.C., pedestal hand basin and walk-in shower. Tiled to wet areas. LVT flooring. Radiator. Obscured window. Door to entrance hall.

## Garage 16'6" x 8'0" (5.05m x 2.44m)

With up and over door. Access door leading to rear garden.

## Outside - Front

Lawned area with paved pathway leading to front door. Gravelled parking area. Access to garage.

## Outside - Rear

Mainly laid to paving with sliding doors leading to lounge/dining room and door to Bedroom 1. Bordered with attractive brick wall, affording a good degree of privacy. Door to garage.

## PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 72 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 likely on all networks

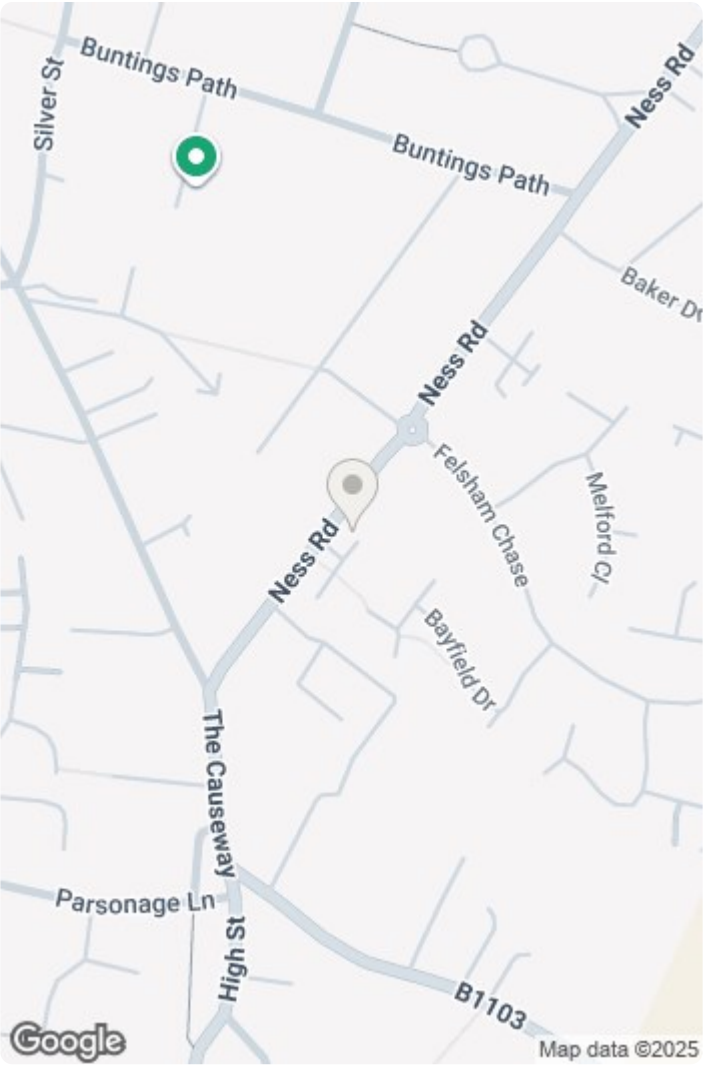
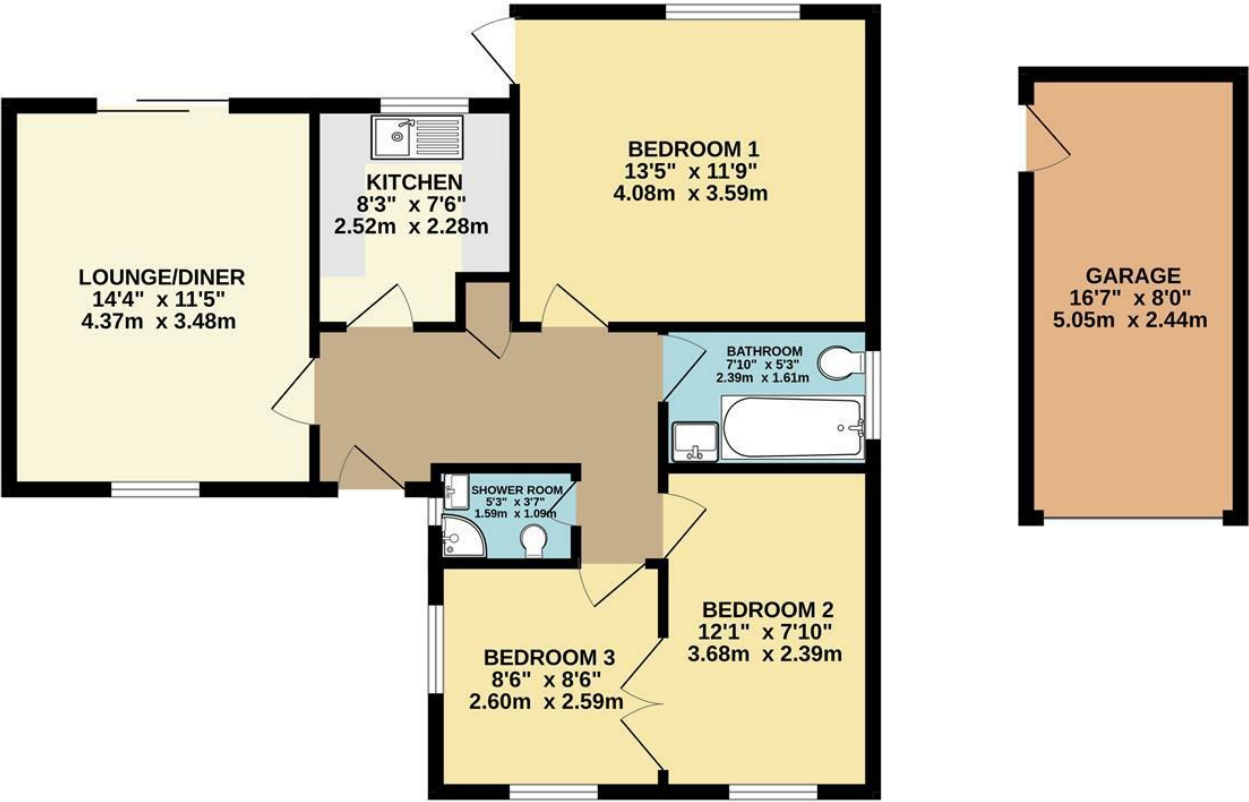
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

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.



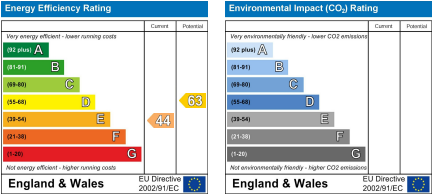
GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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