



**Park Road, Burwell CB25 0ES**

**Guide Price £275,000**

**MA**

Morris Armitage

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## Park Road, Burwell CB25 0ES

A detached bungalow nestling in the heart of this well served and popular village and offered for sale with no onward chain.

Boasting accommodation to include living room/dining room, conservatory, kitchen, two bedrooms and bathroom.

Externally the property offers a fully enclosed rear garden, off road parking and garage facilities.

### Entrance

Glazed door and double height window leading to the hallway/lean to. Built-in storage cupboard. Doors leading to all rooms. Rear porch, doors leading to the workshop and rear garden.

### Kitchen 13'6" x 10'3" (4.13m x 3.14m)

Generous kitchen with a range of eye and base level cupboards with work top over. Stainless steel sink with double drainer and mixer tap over. Integrated eye-level oven. Built-in storage cupboard. Large window overlooking the rear garden.

### Living Room 18'2" x 11'8" (5.55m x 3.56m)

Spacious living room with sliding doors leading to the conservatory. Tiled fire place with tiled hearth. 2 Radiators.

### Conservatory 10'9" x 7'5" (3.28m x 2.28m)

Good sized conservatory offering a variety of uses. Sliding doors leading to the living room and the rear garden.

### Bedroom 1 13'10" x 9'11" (4.23m x 3.04m)

Spacious double room with large window overlooking the front aspect. Built-in wardrobes.

### Bedroom 2 10'7" x 8'10" (3.25m x 2.71m)

Generous double bedroom with floor to ceiling window over looking the side aspect.

### Shower Room 7'0" x 6'1" (2.14m x 1.86m)

Fully tiled shower room with W.C., hand basin with built-in vanity unit under and walk-in shower. Obscured window. Radiator.

### Utility Room 13'0" x 8'1" (3.97m x 2.48m)

Generous room offering a variety of uses. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Window looking into workshop. Doors leading to hallway/lean to and garage.

### Workshop 8'1" x 4'9" (2.48m x 1.47m)

Workshop with large window overlooking the rear garden. Door leading to rear porch.

### Outside - Front

Hard standing driveway leading to the garage. Lawned area.

### Outside - Rear

Pretty, enclosed garden, mainly laid to lawn with shrub and flower borders. Patio area outside the conservatory.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached bungalow

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

Square Meters - 96.8 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

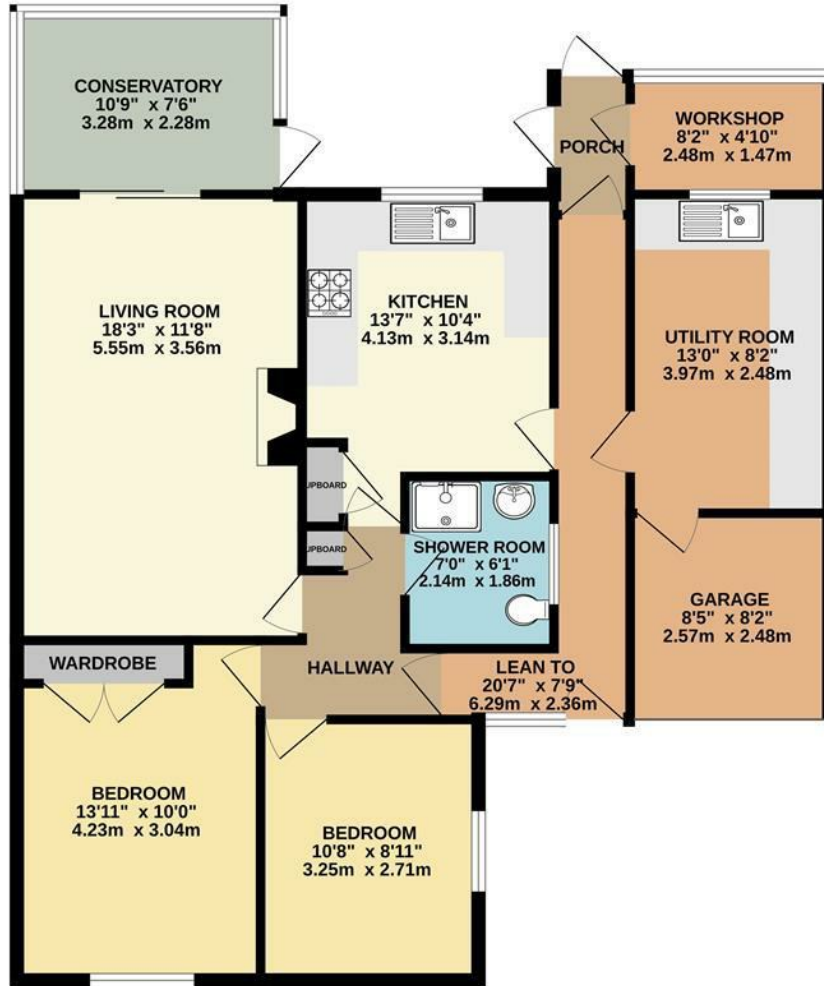
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

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



GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



26 PARK ROAD

TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	42	A	G
Very energy efficient - lower running costs (11-41) A (41-55) B (55-65) C (65-75) D (75-85) E (85-95) F (95-100) G		Very environmentally friendly - lower CO <sub>2</sub> emissions (11-30) A (30-40) B (40-50) C (50-60) D (60-70) E (70-80) F (80-100) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

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