



**Kingfisher Drive, Burwell CB25 0BS**

**£260,000**

**MA**

Morris Armitage

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## Kingfisher Drive, Burwell CB25 0BS

A centrally located, semi-detached two-bedroom property in Burwell with a breathtaking rose garden.

Benefiting from numerous improvements made by the current owners in recent years, the accommodation includes a living room/diner, kitchen, two bedrooms, and a bathroom. The property features double-glazed windows and gas central heating throughout.

Outside, the wonderfully maintained garden is meticulously cared for and adorned with rose bushes. There is also a single garage, a timber-built studio, and off-road parking.

### Entrance Hall

Half glazed door leading to entrance hall. Door to living room.

### Kitchen 11'3" x 6'7" (3.45m x 2.03m)

Range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with 4 ring gas hob over and extractor. Tiled throughout working areas. Space and plumbing for washer/dryer. Space and plumbing for dishwasher. Vinyl flooring. Window over looking rear garden. Doors to inner hall through to living room and side access. Radiator.

### Living Room

Spacious living room with dual aspect windows overlooking the front and side aspects. Doors to entrance hall and inner hall through to kitchen. Stairs to first floor. Radiator.

### Landing

Doors to bedrooms, bathroom and airing-cupboard housing the combi boiler.

### Bedroom 1 11'3" x 7'11" (3.45m x 2.43m)

Good size double room with built-in storage cupboards and shelving. Window overlooking front aspect. Radiator. Door to landing.

### Bedroom 2 11'3" x 6'6" (3.45m x 2m)

Single bedroom with window overlooking rear aspect. Radiator. Door to landing.

### Bathroom

Modern bathroom with white suite comprising low level W.C., wall mounted hand basin and generous walk-in shower. Attractively tiled walls and flooring. Door to landing.

### Outside - Front

Pathway leading to front door. Well stocked rose beds either side.

### Outside - Rear

Fully enclosed garden with a display and variety of rose bushes. Central gravel pathway.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 52 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

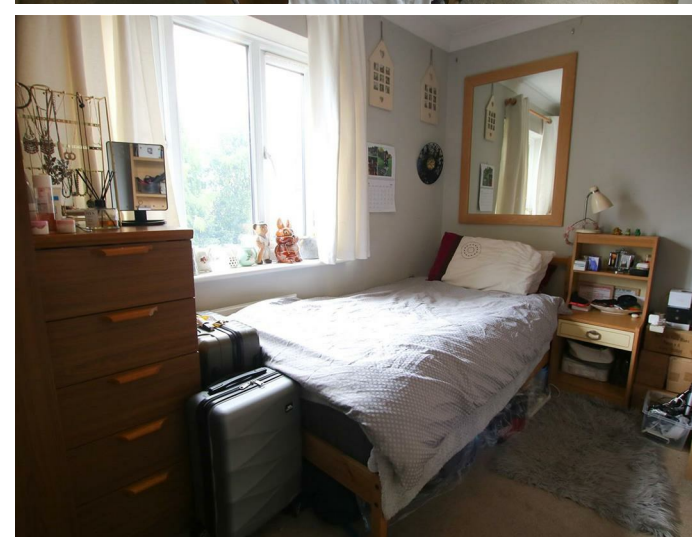
Broadband Type - Superfast available

80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Good

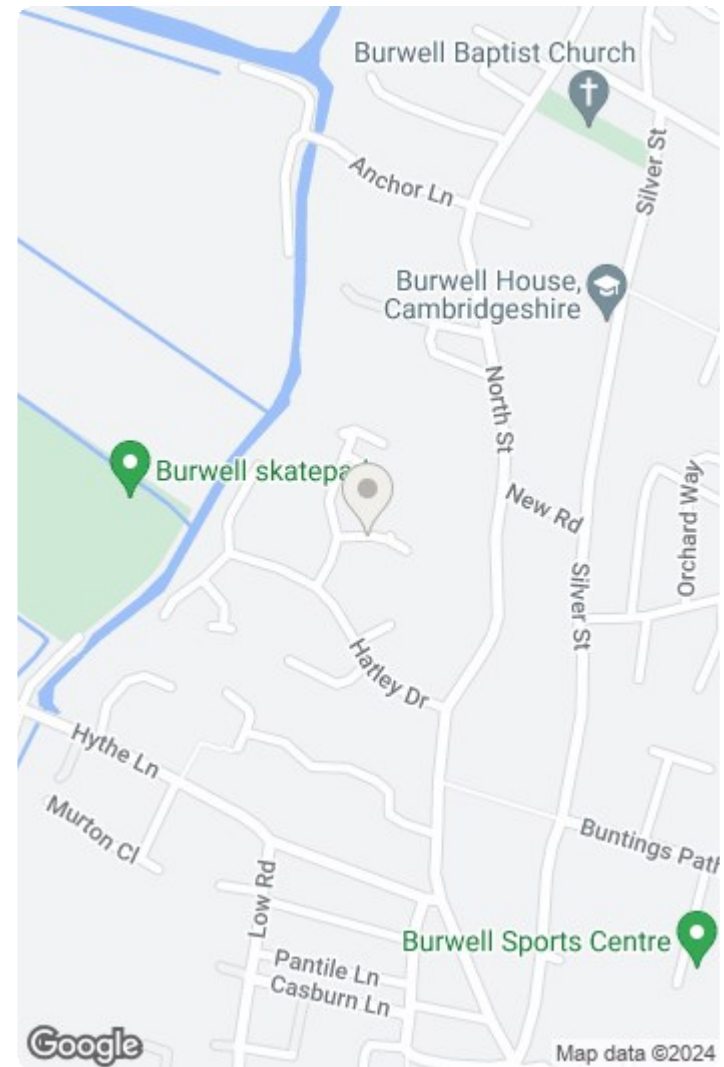
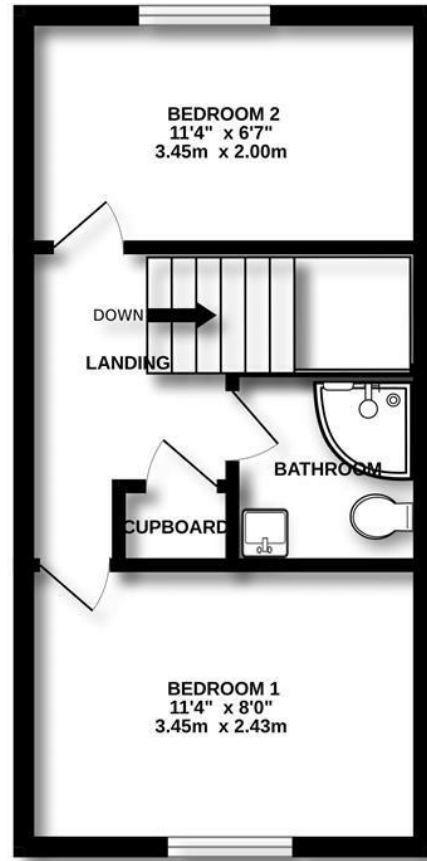
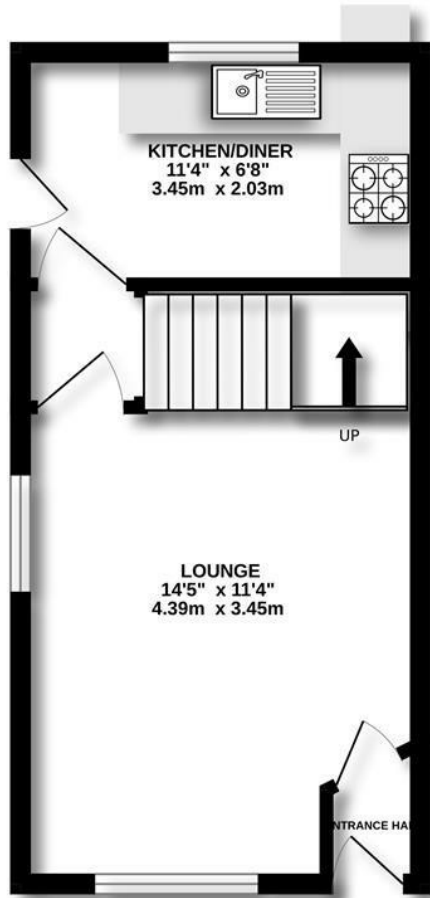
Rights of Way, Easements, Covenants

- None that the vendor is aware of



GROUND FLOOR

1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

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