



**Radcliffe & Rust**  
Residential sales & lettings

**33 Myrtle Drive, Burwell CB25 0AJ**  
**Guide Price £250,000**



Radcliffe & Rust are delighted to offer, for sale, this modern two bedroom end terrace property situated in the highly sought after village of Burwell, CB25. Positioned in the popular Myrtle Drive just off North Street, in a quiet cul-de-sac, this property is in an excellent location to access the amenities of Burwell but is also easy to get to Newmarket, Cambridge and beyond. Burwell is approximately 11 miles from Cambridge and 4.5 miles from Newmarket. The village of Burwell is, in our opinion, one of the best served villages in Cambridgeshire, benefiting from a selection of shops including takeaways, restaurants, a coffee shop, convenience stores, bakery, three pubs, post office, doctors and a dentists to name but a few. The property itself is located just off North Street which leads to The Causeway where the majority of the village amenities are situated. Education at primary level is available at Burwell Village College Primary School, there are also three pre-school nurseries available to choose from. Burwell lies within the catchment for both Bottisham Village College and Soham Village College secondary schools, rated Outstanding and Good respectively by Ofsted.

Radcliffe & Rust Estate Agents are delighted to offer for sale this fantastic two bedroom end terrace property in the popular commuter village of Burwell, CB25. Offering a prime position close to the centre of this highly popular village, the property offers bright and modern interiors which have been cleverly added by the current owner to create a warm and inviting space.

Upon entering the property you are welcomed in to the hallway which has an under stairs storage cupboard and stairs leading to the first floor. Next to the front door is the downstairs cloakroom which has a W.C., hand basin and half tiled walls. Opposite the downstairs cloakroom is the kitchen. The current owners have cleverly opened up the kitchen and living / dining rooms by removing the wall between the spaces. This means the run of kitchen units have been extended to create more storage and worktop space and a breakfast bar has been added. The stylish kitchen consists of dark grey wall and base units contrasting against a crisp white worktop, white metro wall tiles and feature grey and white patterned flooring which continues into the dining area and separates these spaces from the living area. Within the kitchen there is an electric oven, hob, overhead stainless steel cooker hood, under counter fridge, dishwasher, washing machine, wine fridge and space for a free standing full height fridge / freezer. The dining area has a feature brass pendant light whilst the living area of the room can comfortably house a sofa for at least three people. To the rear of the property a conservatory / sun room has cleverly been added to create an additional living room or could also be used as a children's play area, office space or exercise area if required.

On the first floor, there are two double bedrooms and the family bathroom. The first room you come to at the top of the stairs is the family bathroom. With white wall tiles, within the bathroom there is a bath with overhead shower, W.C. and hand basin. Next to the family bathroom is bedroom two. A good sized double, this bedroom has space for a double bed and additional storage furniture. The master

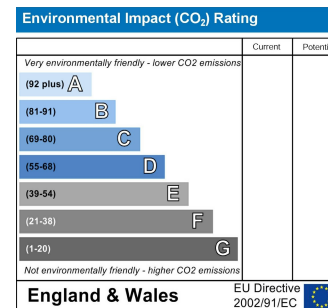
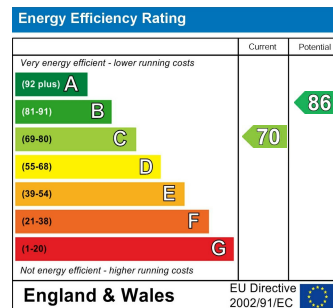
bedroom is a large and calming space. Overlooking the front of the property, the master is flooded with light thanks to the two windows and has the added bonus of built-in wardrobes with wooden doors.

To the rear of the property, there is a private rear garden. Offering a safe and secluded space. The rear garden is mainly laid to lawn with a paved patio area perfect for al fresco dining. The rear garden also has a wooden shed and the front of the property can also be accessed via the garden gate. To the rear of the property there is the added benefit of two allocated off road parking spaces.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold  
Council tax: Band B = £1,756 for 2024 - 2025 (East Cambridgeshire District Council)  
No onward chain

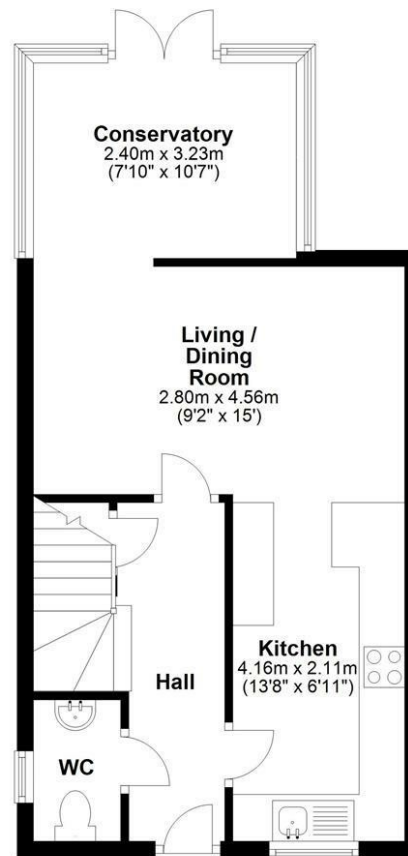






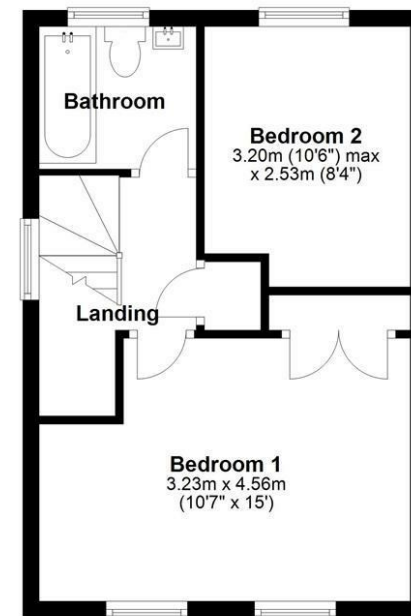
### Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>70</b>	<b>86</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-30) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



