



Burling Way, Burwell, CB25 0FJ

CHEFFINS

Burling Way

Burwell,
CB25 0FJ

- Modern Terraced Property
- Living/Dining Room
- Fitted Kitchen
- 3 Bedrooms - 1 Ensuite
- Garage & Allocated Parking Space
- South West Facing Rear Garden

A modern 3 bedroom terraced property situated close to the head of a popular residential cul-de-sac and with attractive views to the rear over woodland. The property is superbly presented and benefits from a generous open plan living/dining room, a fitted kitchen and a ground floor cloakroom. Additional features include 3 bedrooms with an ensuite shower room, a garage, an allocated parking space and a South West facing rear garden.

3 2 1

Guide Price £340,000





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.



ENTRANCE HALL

with stairs leading to the first floor.

CLOAKROOM

with a hand basin and low level WC.

KITCHEN

with a range of modern fitted base and wall mounted units, integrated oven and grill with 4 burner gas hob and extractor hood over, tiled flooring.

LIVING/DINING ROOM

A generous room with under stairs storage cupboard and a pair of French doors leading to the rear garden.

FIRST FLOOR**LANDING**

with an airing cupboard.

BEDROOM 1

with a double built-in wardrobe.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC.

BEDROOM 2**BEDROOM 3****BATHROOM**

with a bath, pedestal hand basin, low level WC, tiled flooring and part tiled walls.

OUTSIDE

The property is attractively situated towards the head of an established residential cul-de-sac with a small front garden open plan with a lawned area and hedge boundary, paved pathway leading to the front entrance door.

To the right hand side of the property is an allocated parking space and a semi-detached garage. A side pedestrian passageway leads along to a South West facing rear garden laid to lawn with a paved patio area and aspect to the rear over woodland.

SEMI-DETACHED GARAGE

with a metal up and over door to the front.

SALES AGENTS NOTES

Tenure - Freehold

Annual Service Charge - approx. £122.49 (for the maintenance of communal areas)

Council Tax Band - C

Property Type - Mid Terraced Property

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 925.69

Parking - Driveway and Garage

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

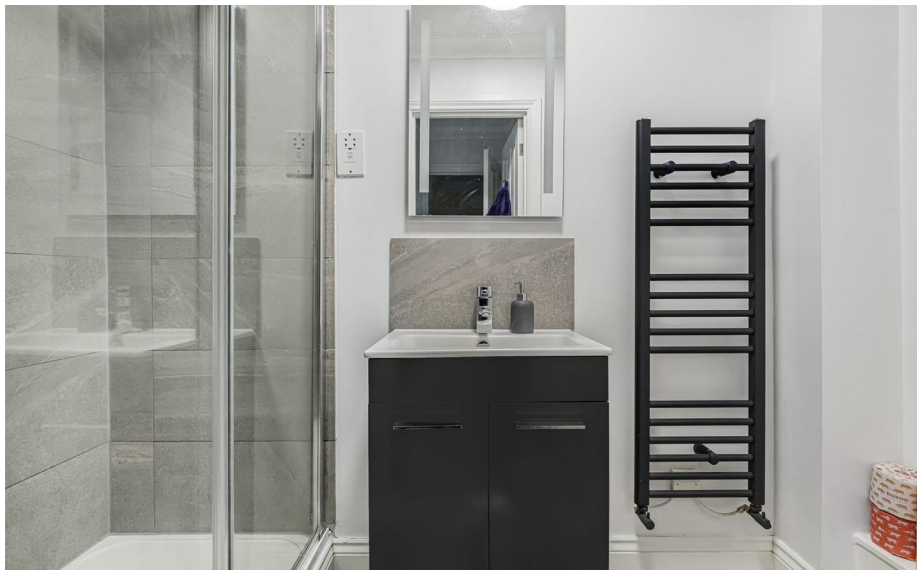
Heating sources - Gas central heating


Broadband Connected - Yes

Broadband Type - Fibre to the Property

Mobile Signal/Coverage - OK





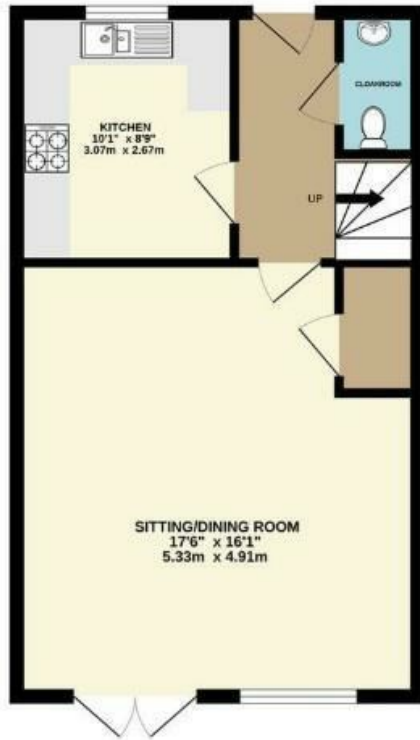
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



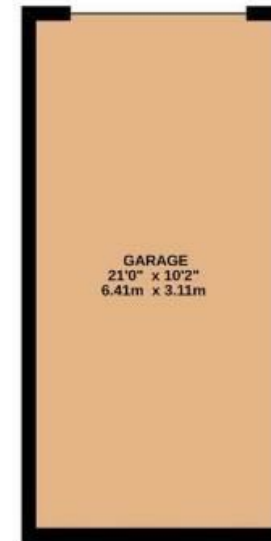
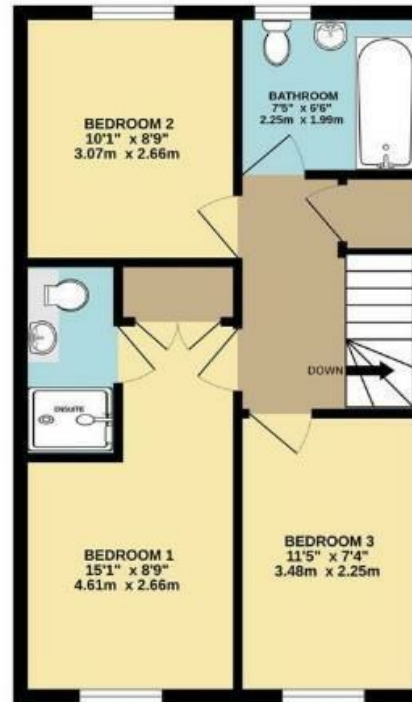
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 Local Authority - East Cambridgeshire



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.