



2, Railway Close, Burwell, CB25 0DW

CHEFFINS

2, Railway Close

Burwell,
CB25 0DW

3 1 1

Guide Price £345,000

- Link Detached House
- 3 Bedrooms - 1 Ensuite
- NO CHAIN
- Garage & Driveway
- Enclosed Rear Garden

A modern 3 bedroom link detached house offered with NO CHAIN and standing in a small residential development on the Cambridge side of the village. The property is well presented and benefits from a well equipped modern fitted kitchen/breakfast room, a generous living/dining area, 3 bedrooms with 1 ensuite shower room. Features include a ground floor cloakroom, a garage and off street parking and an enclosed garden to the rear.





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 first floor.

CLOAKROOM

with a low level WC, hand basin.

KITCHEN/BREAKFAST ROOM

12'6" (max) x 8'11" (max)

with a range of fitted wall and base units, integrated eye level oven and grill with 4 burner gas hob and extractor hood over, stainless steel sink with mixer tap and drainer.

LIVING/DINING ROOM

16'4" x 16'0"

with a pair of French doors leading to the rear garden.

FIRST FLOOR**LANDING**

with access to loft space.

BEDROOM 1

12'10" (max) x 9'3" (max)

with built-in wardrobes with sliding doors, built-in storage cupboard.

ENSUITE SHOWER ROOM

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

BEDROOM 2

10'1" x 8'9"

BEDROOM 3

10'1" (max) x 6'11" (max)

BATHROOM

with a bath, low level WC, hand basin.

OUTSIDE

To the front of the property is a small garden area with shrubs and covered porch canopy over the front entrance door.

To the right hand side of the property is a driveway leading to the GARAGE (attached to number 2 and the neighbouring property) with a metal up and over door to the front, pedestrian door to the side, attic storage space above.

To the rear of the property is an enclosed rear garden triangular shaped and with a paved patio area, shingle and established shrub borders.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Link Detached Property

Property Construction - Brick with tiled roof.

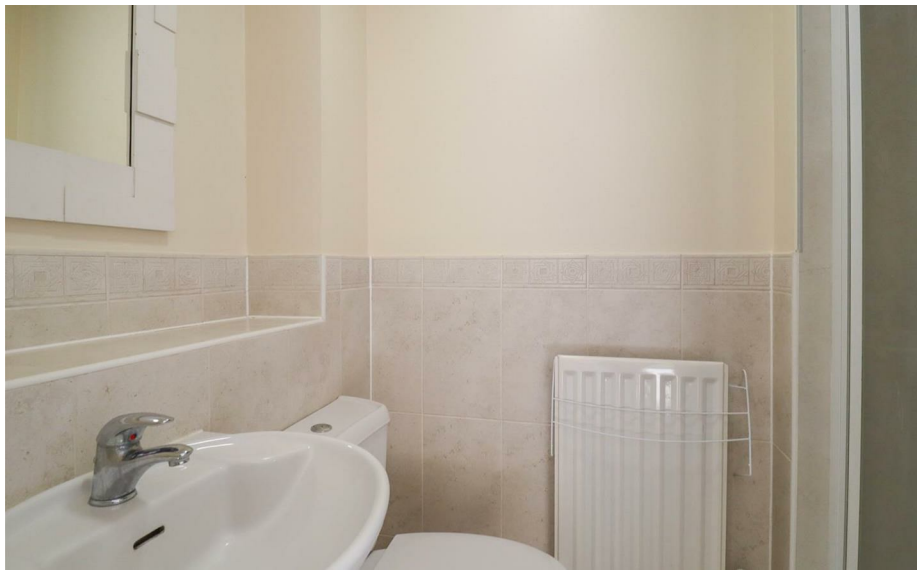
Number & Types of Room - Please refer to the floorplan
Square Footage - 925.69


Parking - Garage & Driveway

Heating sources - Gas central heating

For more information on this property, please refer to the Material Information Brochure on our website.





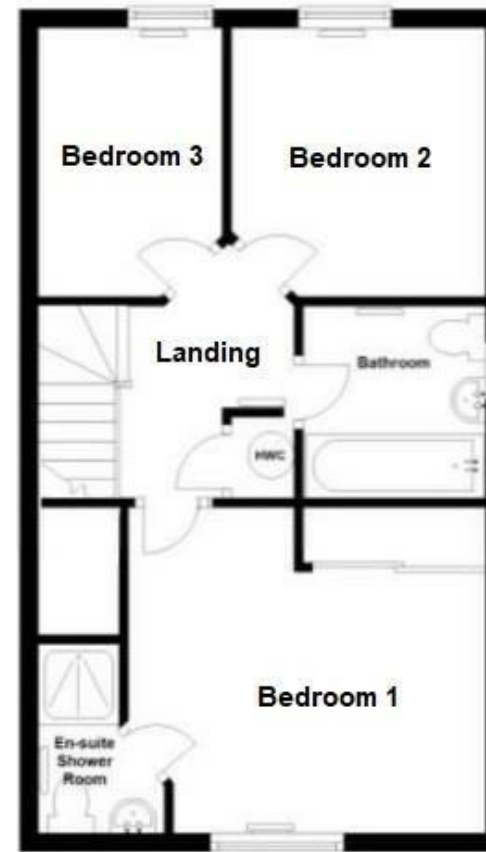
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - East
 Cambridgeshire District Council





**GROUND FLOOR****FIRST FLOOR**

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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.