



Myrtle Drive, Burwell, Cambridgeshire

Pocock + Shaw

6 Myrtle Drive
Burwell
Cambridgeshire
CB25 0AJ

A 3 bedroom mid-terraced townhouse forming part of an established development located close to the centre of the village and local amenities. The property is offered with NO CHAIN and benefits from a character living room/dining room and sun room, a modern fitted kitchen and a 2 bedrooms and a bathroom on the first floor. Features include a second floor master bedroom and en-suite shower room, an enclosed low maintenance landscaped garden and a garage and parking.

Guide Price £310,000



Location Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Accommodation

Entrance hall with stairs leading to the first floor.

Cloakroom with a wall mounted hand basin, low level WC, part tiled walls, wood effect flooring.

Kitchen with a range of modern fitted base and wall mounted units, worktops with recessed sink and drainer, integrated washing machine and dishwasher, eye level oven and grill with 4 burner gas hob and extractor hood over, wood effect flooring.

Living room/ dining room with a feature fireplace with gas fire, stone effect hearth and surround and timber mantle, under stair cupboard, opening leading to:

Sun room a double aspect room with a French doors leading to the garden.

First floor

Landing with an airing cupboard, stairs leading to the first floor.

Bedroom 2 with a built in wardrobe, window to the rear aspect.

Bedroom 3 with a window to the front aspect.

Bathroom with a bath with mixer tap and shower over, hand basin and low level WC, part tiled walls, wood flooring.

Front landing with stairs leading to the second floor.

Second floor

Bedroom 1 with built in wardrobes, window to the front aspect.

En-suite shower room with a walk in shower cubicle, hand basin with storage under, low level WC, part tiled walls.

Outside To the front of the property is a block paved area with potential for additional parking.

A shared block paved driveway to the left of number 5 Myrtle Drive leads to a private area of driveway with parking for two vehicles and access to a single garage with power and light and a metal up and over door to the front.

A pedestrian gate leads to an enclosed south facing rear garden, landscaped with a feature circular patio area, artificial grass, timber decking and a mature tree.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is/is not in an conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

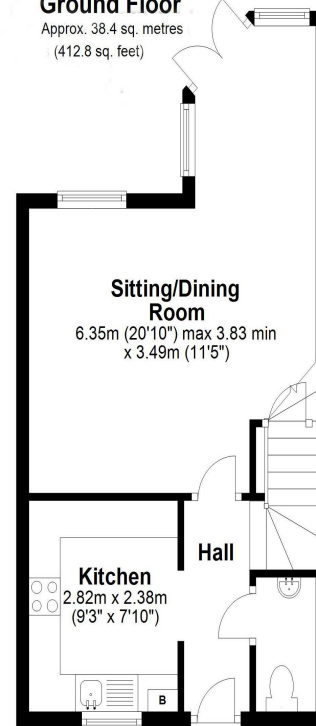
Council Tax C East Cambridgeshire District Council





Ground Floor

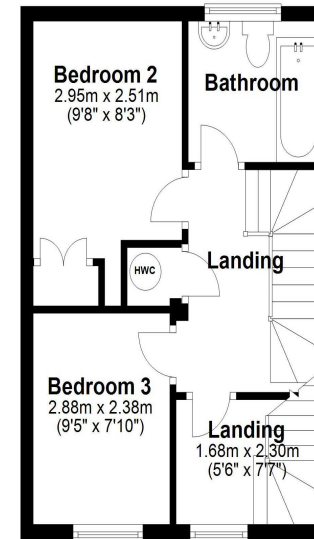
Approx. 38.4 sq. metres
(412.8 sq. feet)



Total area: approx. 112.2 sq. metres (1207.8 sq. feet)

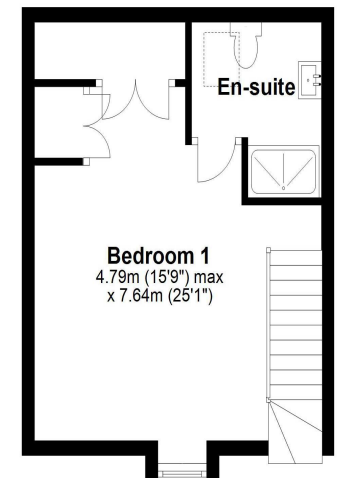
First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Second Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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