



Ness Road, Burwell

Pocock + Shaw

22a Ness Road
Burwell
Cambridge
CB25 0AA

A very smart 2 bedroom mid
terraced house with a garden and
two off road parking spaces.

Sitting room, fitted kitchen, double
bedroom, bathroom with shower,
second single bedroom.

Offers Over £200,000



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.

Entrance porch

With an entrance door, space for coats and shoes, door leading to:

Sitting Room

With a bay window to front aspect, laminated wood effect flooring, radiator, stairs rising to first floor, access opening into:

Kitchen/breakfast room

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, mixer tap, integrated 4 ring gas hob, double oven, extractor hood over, space for fridge freezer, space for washing machine, radiator, recessed ceiling lights and pendant fitting, storage cupboard housing the wall mounted gas fired boiler.

Rear lobby

Door leading to rear garden.

First floor landing

Fitted carpet, access to loft space, doors to:

Bedroom 1

With a window to front aspect, radiator, built in sliding door wardrobe.

Bedroom 2

With a window to rear aspect, radiator, carpet flooring.

Bathroom

Fitted with a matching 3 piece suite comprising of a bath with shower over and glass screen, low level WC, hand wash basin with taps, wall mounted cabinet, with a window to rear aspect, radiator.

Outside, front

The property is set back from the road behind a grass verge, with is a small garden at the front laid mainly to lawn and with a pathway leading to the front door.

Outside, rear

Laid mainly to lawn with a gravel border, paved patio area, enclosed by timber fence panels with gated access at rear, timber garden shed.

Allocated parking

There are 2 allocated parking spaces in the parking area, in the close, at the rear of the property.



Services and Tenure

Mains water, gas and electricity are connected.

The property is freehold.

The property is standard construction

The property is not in a conservation area.

The property is in a very low flood risk zone.

Mobile coverage by the four major providers available.

Broadband: Basic, 18 Mbps. Superfast, 121 Mbps. Ultrafast, 1000 Mbps.

EPC:TBC

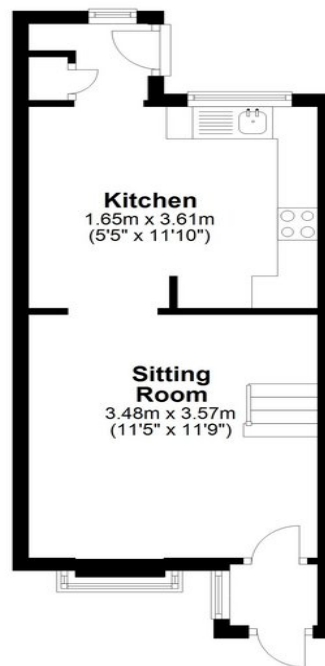
Council Tax B

East Cambridgeshire District Council

Viewing: By prior arrangement with Pocock + Shaw KS

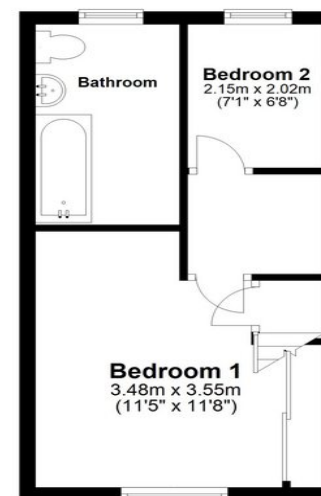
Ground Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.2 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 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. All measurements are approximate. (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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