



The Causeway, Burwell, CB25 0DU

**CHEFFINS**

## The Causeway

Burwell,  
CB25 0DU

- Mid-Terraced Property
- 3 Bedrooms
- Modern First Floor Bathroom
- Kitchen/Dining Room
- Long Enclosed Rear Garden
- Off-Road Parking
- Well Presented

A well presented 3 bedroom cottage located within the popular village of Burwell. The accommodation benefits from a lovely sitting room with a wood burning stove, a kitchen/dining room overlooking the rear garden, 3 bedrooms and a modern first floor bathroom. Externally the property features a long enclosed rear garden, a timber built garage and off-road parking to the rear. Viewing Recommended.

3 1 1

**Guide Price £330,000**





## 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.

**LIVING ROOM**

with entrance door, built-in multi fuel wood burning stove, stairs leading up to the first floor landing, original wood flooring, radiator, window to the front aspect.

**KITCHEN/DINING ROOM**

with a range of built-in wall and base mounted units, sink, built-in oven, gas hob with extractor hood over, built-in fridge/freezer, space and plumbing for dishwasher, tiled flooring, radiator, recessed ceiling spotlights, gas fired boiler, under stairs storage cupboard, window to the rear aspect and French doors opening onto the garden.

**FIRST FLOOR****LANDING****BEDROOM 1**

with a radiator, recessed ceiling spotlights, window to the front aspect.

**BEDROOM 2**

with a radiator, recessed ceiling spotlights and a window to the rear aspect.

**BEDROOM 3**

with a radiator, recessed ceiling spotlights and a window to the front aspect.

**BATHROOM**

with hand wash basin, low level WC, panelled bath, shower cubicle, heated towel rail, window to the rear aspect.

**SIDE STORAGE AREA**

with separate access door to the front aspect.

Shared passageway with rights of way for no's 37 and 41 The Causeway.

**OUTSIDE**

To the rear of the property is a good sized long garden mainly laid to lawn with a patio seating area.

The property benefits from a right of way across the neighbours rear garden via side gated access.

To the front of the property is a paved patio area enclosed by fencing and a short boundary wall with gated access.

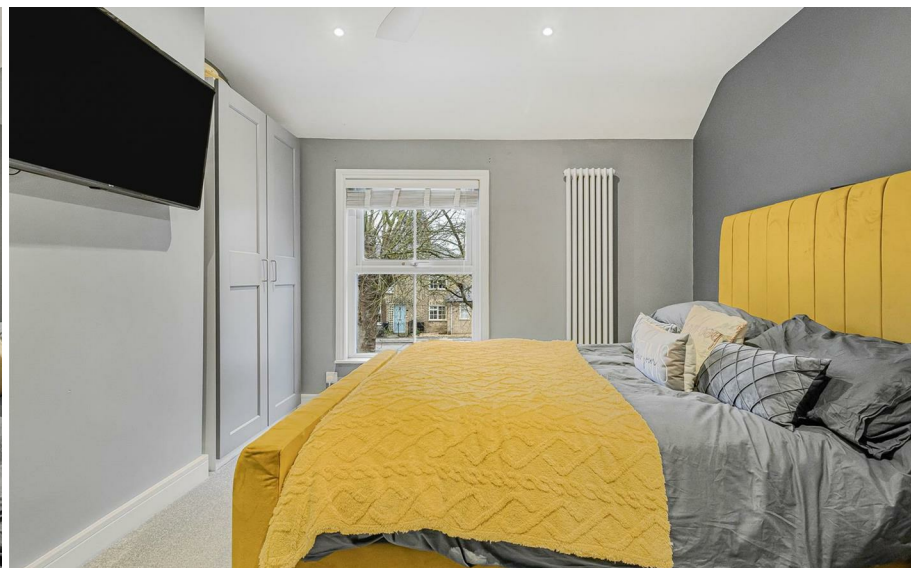
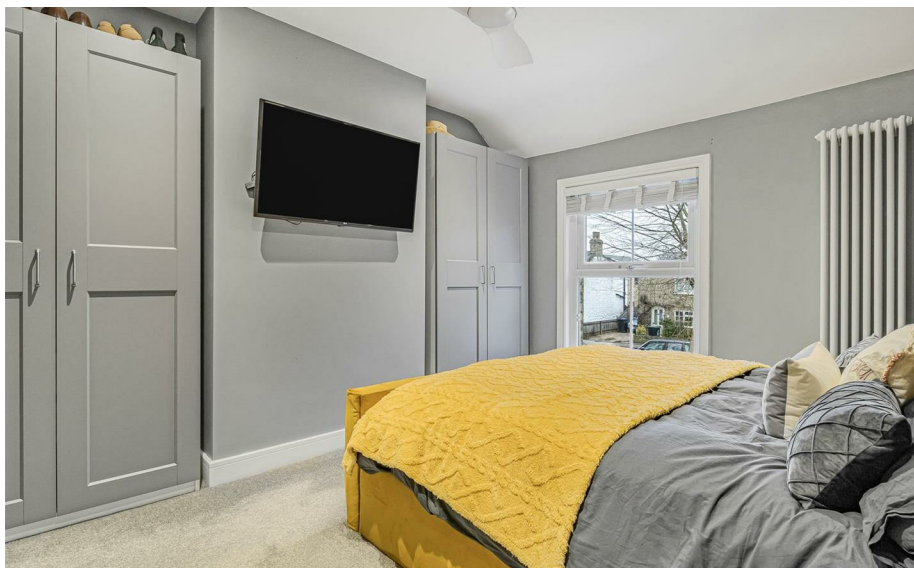
**TIMBER GARAGE**

Located to the rear of the property with 2 sets of double doors both ends and with electric and power.

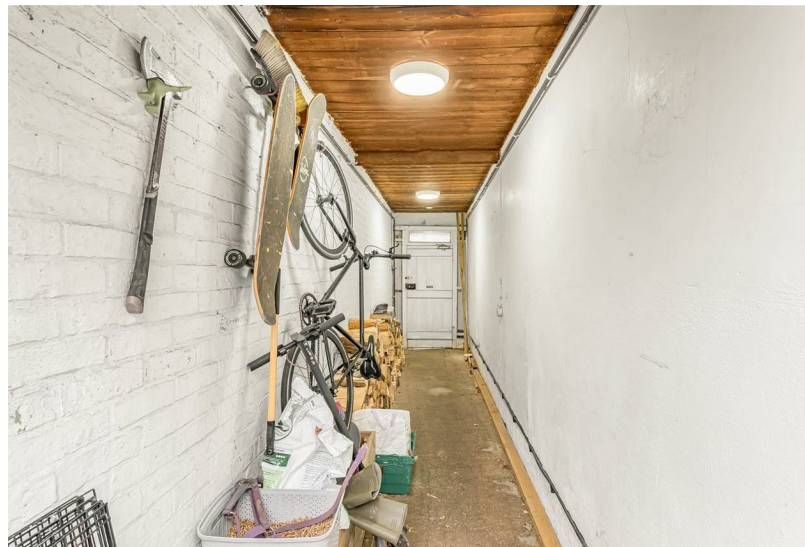
To the rear of this garage is a parking area for up to 2 cars.

**SALES AGENTS NOTES**

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



| 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>                            | 70                      | 79                                                                                |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |



Guide Price £330,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 834 sq ft - 78 sq m  
(Excluding Garage)**

Ground Floor Area 439 sq ft – 41 sq m

First Floor Area 395 sq ft – 37 sq m

Garage Area 166 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

