

GRAY TOYNBEE

3 Lucas Close, Burwell,

Cambridge, CB25 0FN

Guide price £250,000

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Burwell, CB25 0FN

- Spacious, ground floor maisonette
- Allocated parking and shared garden
- EPC rating B
- Share of freehold

An immaculate, ground-floor, 2-bedroom ensuite maisonette, with a share of freehold and parking. In a particularly attractive development.

This 670 sq. ft. maisonette is part of a stylish and well-designed development on the edge of this well-served and popular village. The accommodation is spacious and well-planned, and the property has the benefit of a good-sized garden (shared with the upstairs neighbour).

The private entrance leads to the hallway, which has built-in storage. The living space and kitchen are L-shaped and open-plan, the living area is a good size and has plenty of space for a dining table. The kitchen area is well equipped with cupboards, plenty of worktops, and a fitted oven, hob and extractor, and there is space for various other appliances.















There are two good-sized bedrooms; the main room has a built-in wardrobe and an en-suite shower room and WC. The family bathroom has a shower over the bath, basin and WC.

The property has double glazing, gas central heating, and an EPC rating of B.

Outside, there are two allocated parking spaces in the residents' car park, a good-sized garden is located at the rear of the property and is enclosed and lawned, and there is a patio area. This garden is shared with the upstairs neighbour.

What3words: ///chapters.carpentry.overused





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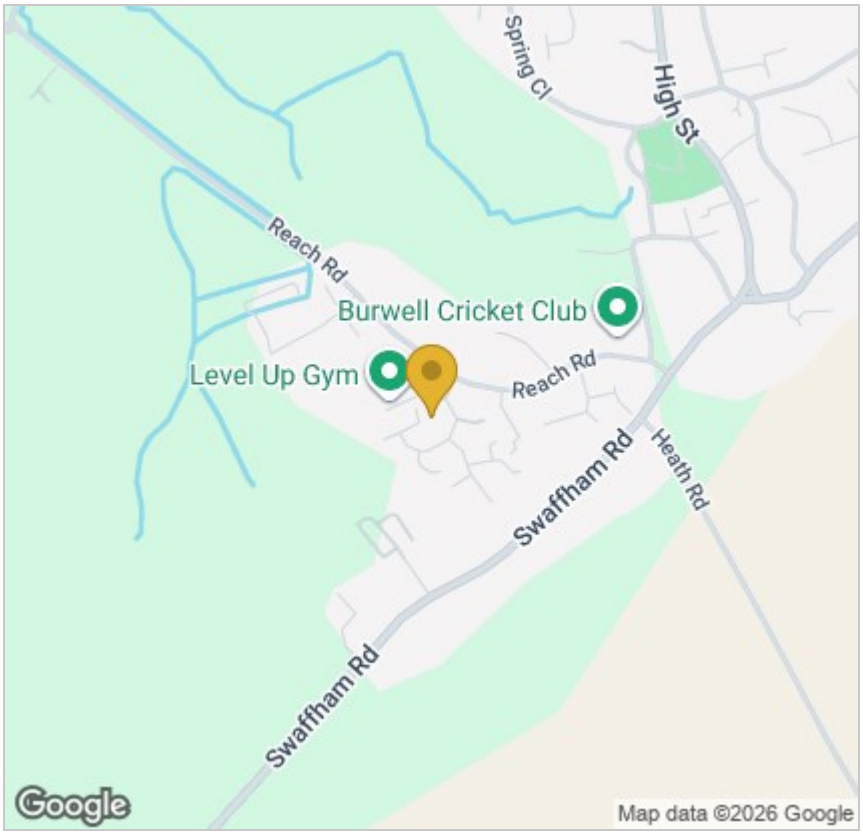
Floor Plan

Approx. 62.3 sq. metres (670.4 sq. feet)

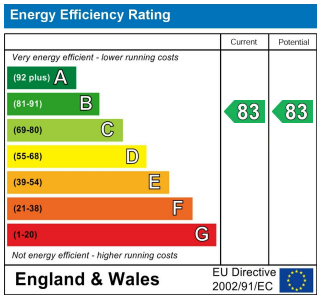


Total area: approx. 62.3 sq. metres (670.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold, 115 years remaining, no ground rent, service charge £114.70 p.a.
Council tax band: B

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