



Myrtle Drive, Burwell CB25 0AJ

Guide Price £240,000

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A modern starter home nestling within this superb village setting with easy access to the City of Cambridge and Newmarket.

Cleverly planned and offering well configured rooms, the property boasts accommodation to include spacious entrance hall, living room, kitchen/breakfast room, cloakroom, two double bedrooms and a refitted shower room, cupboard housing newly installed boiler.

Externally the property offers a small courtyard garden and allocated parking for one vehicle.

Ideal for first time buyer or potential investment.

Entrance Hall

With doors leading to the kitchen/breakfast room, living room and cloakroom. Radiator. Stairs leading to the first floor landing.

Kitchen/Breakfast Room 16'3 x 9'0 (4.95m x 2.74m)

Modern fitted kitchen with a range of eye and base level cupboards with worktop over. Integrated Electrolux oven with gas hob and stainless steel extractor above. Stainless steel 1 1/3 bowl sink and drainer with mixer tap above. Space and plumbing for washing machine. Attractively tiled splashbacks. Dual aspect windows. Door leading to the entrance hall.

Living Room 10'4 x 16'3 (3.15m x 4.95m)

Spacious living room with french doors leading to the rear garden. Window to the front aspect. Radiator. Door leading to the landing.

Cloakroom

Landing

With doors leading to all bedrooms and shower room. Airing cupboard. Stairs leading to the entrance hall.

Bedroom 1 16'3 x 10'7 (4.95m x 3.23m)

Spacious bedroom with built-in

wardrobes. Window to the front aspect. Radiator. Door leading to the landing.

Bedroom 2 10'3 x 9'3 (3.12m x 2.82m)

Generous bedroom with dual aspect windows. Radiator. Door to the landing.

Shower Room

Contemporary white suite comprising low level WC, pedestal handbasin with mixer tap over and generous shower cubicle. Tiled to wet areas. Ladder radiator. Obscured window. Door to the landing.

Outside

Dual flower beds with a central path to the front door, bordered by established hedging.

Courtyard garden to the rear with french doors leading to the living room. Access gate to the rear. Allocated parking.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Mid- Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 58 SQM

Parking – Allocated Space

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

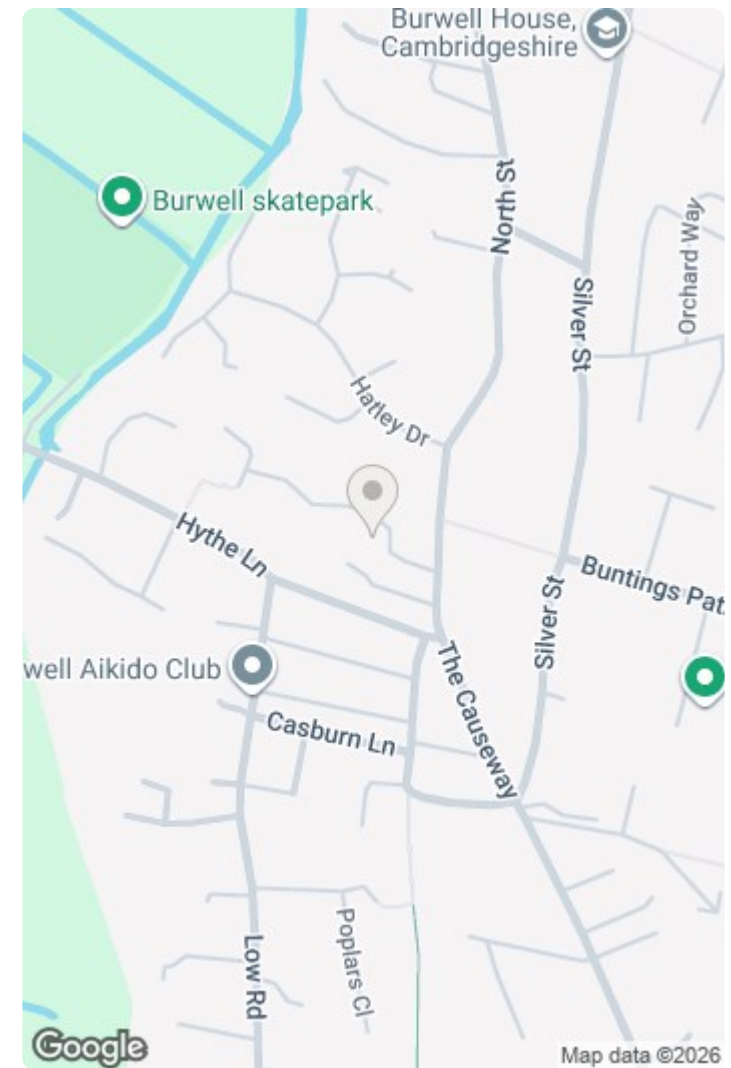
Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 71 (Current), 90 (Potential)

Environmental Impact (CO₂) Rating: A (Current), A (Potential)

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