



Grantchester Rise, Burwell

Pocock + Shaw

4 Grantchester Rise
Burwell
Cambridgeshire
CB25 0BE

With the benefit of No Onward Chain, a deceptively spacious two bedroom semi detached bungalow, complimented by a conservatory, generous enclosed rear garden, front garden, driveway providing off road parking and a single garage. EPC:D

Asking Price £295,000



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 catering for everyday requirements, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

This two bedroom semi detached bungalow is set pleasantly in an 'edge of village' setting just off North Street in the ever popular village of Burwell. Well presented accommodation includes a generously proportioned sitting room with fireplace, conservatory opening to the enclosed rear garden, fitted kitchen, refitted modern bathroom, a single garage, driveway with off road parking for vehicles.

With a gas fired central heating system, and many double glazed windows and doors, in detail, the accommodation comprises:

Entrance porch 1.27m (4'2") x 0.90m (2'11")

With an entrance door, two windows to front aspect and a window to side aspect, door to:

Hall With laminate flooring, radiator, access to loft space housing the gas fired boiler, with pull down ladder, light point connected.

Sitting Room 6.09m (20') x 3.64m (11'11") With a window to front aspect, two radiators, laminate

flooring, open fire set in stone surround, with mantle and grate, door to:

Conservatory 3.00m (9'10") x 2.40m (7'10")

Windows to rear and side, radiator, laminate flooring, door leading to rear garden & patio areas.

Kitchen 2.31m (7'7") x 1.95m (6'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in, electric oven, built-in four ring hob with extractor hood over, with a window to front aspect, laminate flooring, recessed ceiling spotlights.

Bedroom 4.03m (13'3") max x 3.27m (10'9")

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

Bedroom 3.16m (10'5") max x 2.39m (7'10")

With a window to rear aspect, fitted storage cupboard, radiator, carpet flooring.

Bathroom Refitted with a matching three piece suite comprising, panelled bath with shower over, with glass screen and curtain rail, pedestal wash hand basin, tiled surround, heated towel rail, mirrored wall mounted cabinet, with a window to front aspect, heated towel rail, laminate flooring.

Garage 5.84m x 2.75m (19'2" x 9') With a window to rear aspect, up and over garage door, space & plumbing for automatic washing machine, power and light connected.

Outside, Front The property is set back from the road behind a generous front garden with an array of plants and shrubs, with a driveway leading to the single garage and with a pedestrian pathway to the front door. Side access to the rear via a metal gate.



Outside, Rear The rear garden is laid mainly to grass, with an assortment of trees and plants, a useful timber garden shed, allotment area, paved patio and pathway leading to the side gate providing access to the front of the property.

Services & Tenure

Mains water, drainage, 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.

Broadband: Basic, 14 Mbps. Superfast, 80 Mbps.

Ultrafast, 1800 Mbps.

Mobile coverage: EE, Vodafone, Three, O2.

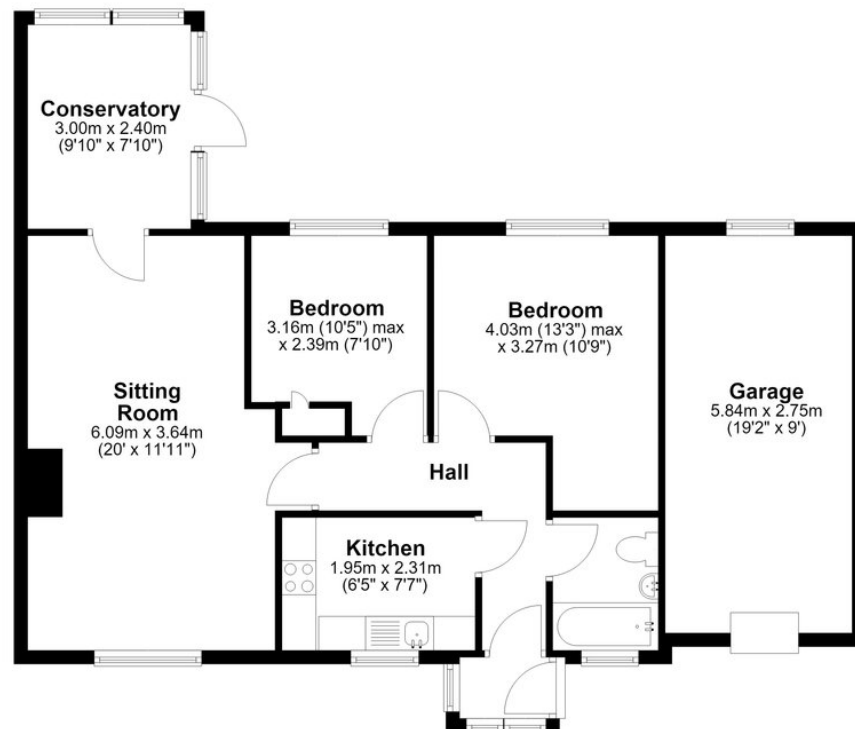
Satellite / Fibre TV Availability: BT, Sky, Virgin.

Council Tax Band: B, East Cambs. District Council.

EPC:D

Viewing: By appointment with Pocock + Shaw.

Ground Floor
Approx. 76.7 sq. metres (825.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.8 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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