



Myrtle Drive, Burwell, Cambridgeshire

Pocock + Shaw

43 Myrtle Drive
Burwell
Cambridgeshire
CB25 0AJ

A modern 2 bedroom end of terrace property, formerly the show house and standing in a prominent corner position of the development in the centre of the village. The house is beautifully presented and benefits from a double aspect living room, a fitted kitchen and 2 bedrooms and a bathroom on the first floor. Features include a ground floor cloakroom, a rear courtyard garden and 3 allocated parking spaces.

Guide Price £269,000



Location 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.

Accommodation

Entrance hall with a part glazed door, wood effect flooring, stairs leading to the first floor.

Cloakroom with a low level WC, hand basin and part tiled walls.

Living room a double aspect room with wood effect flooring and a pair of French doors leading to the courtyard garden.

Kitchen/dining room with a range of fitted base and wall mounted units, sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, wood effect flooring, archway opening to the utility area.

Utility area with wood effect flooring.

First floor

Landing with an airing cupboard with hot water cylinder.

Bedroom 1

Bedroom 2

Bathroom with a bath with shower attachment over, hand basin and low level WC, part tiled walls.

Outside The property stands at the entrance to the development and is set back behind an established hedge and shrub borders.

A pathway leads up to the front entrance door and a further block paved pathway leads to the parking area to the side where the property benefits from 3 designated generous parking spaces. A pedestrian side gate leads into the enclosed rear courtyard garden.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is in Burwell conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

Council Tax B East Cambridgeshire District Council

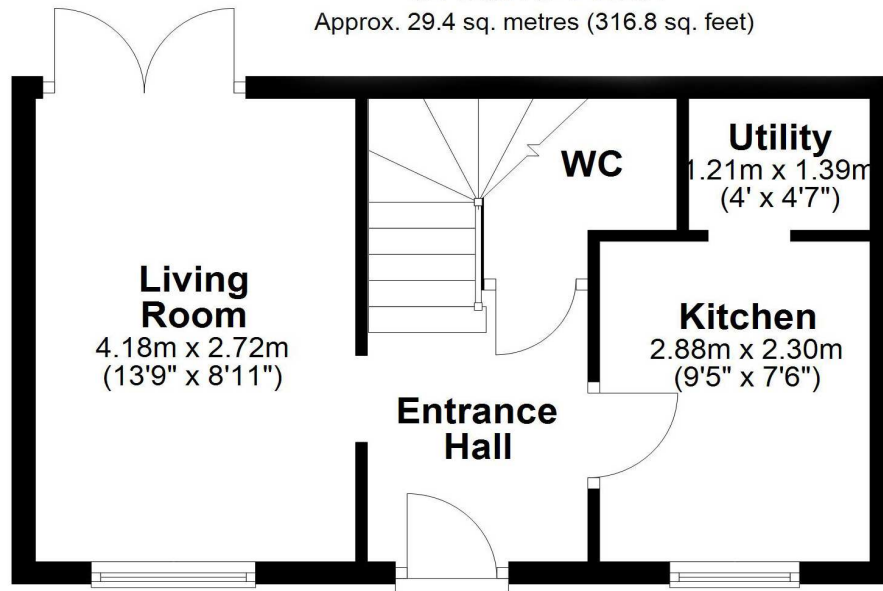
Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

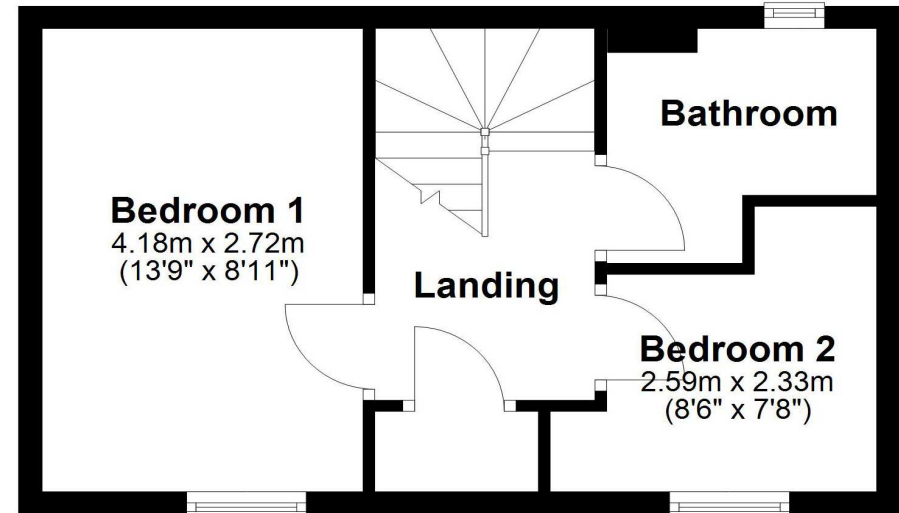
Ground Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.4 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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