



**8, North Street, Burwell  
Cambridge, CB25 0BA  
£325,000**

**MA**  
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## 8, North Street, Cambridge, CB25 0BA

A linked detached family home occupying a centrally located position and set in the heart of this well served and highly regarded village.

Requiring some modernisation, this property offers huge scope to improve and currently boasts accommodation to include entrance hall, living room/dining room, kitchen, three good size bedrooms and bathroom.

Externally the property offers integral garage and a delightful long and mature rear garden.

### Entrance Hall

Large entrance hall, with doors leading to living/dining room and Kitchen. Window to front aspect.

### Living/Dining Room

20'5" x 10'4"

Window to front aspect, sliding doors to rear garden. Internal door to kitchen.

### Kitchen

14'6" x 8'4"

Fitted with a range of eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Space for white goods. Doors to pantry and storage. Window to rear aspect, external door to side passage.

### WC

Low level WC, window to rear aspect.

### Bathroom

Suite comprising of panelled bath and handwash basin. Window to rear aspect.

### Bedroom 1

16'4" x 11'2"

Storage cupboard. Window to front aspect.

### Bedroom 2

11'7" x 10'2"

Storage cupboard. Window to front aspect.

### Bedroom 3

10'6" x 8'6"

Storage cupboard. Window to rear aspect.

### Garage

16'11" x 7'2"

Door to side passage.

### Outside Front

Driveway for parking, with mature shrubberies.

### Outside Rear

Mainly laid to grass, with paved garden path and mature shrubberies.

### 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.

### Property Information

EPC -

Tenure - Freehold

Council Tax Band - C - East Cambridgeshire

Property Type - Link-detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 92 SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

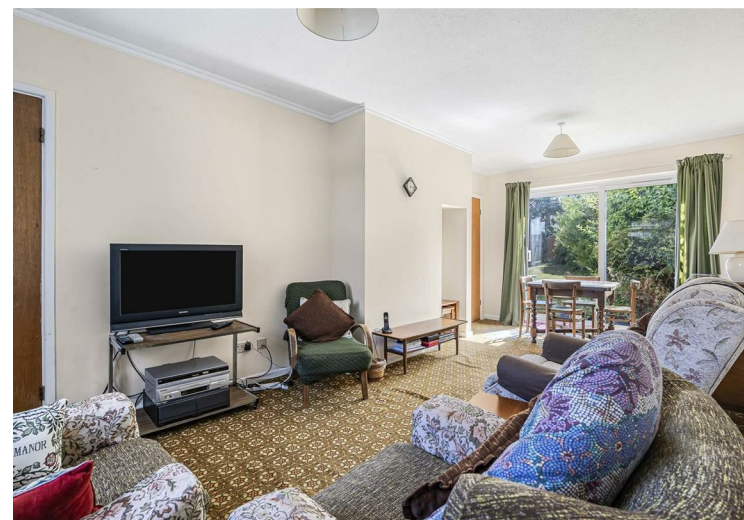
Heating sources - TBC

Broadband Connected - Ultrafast broadband

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

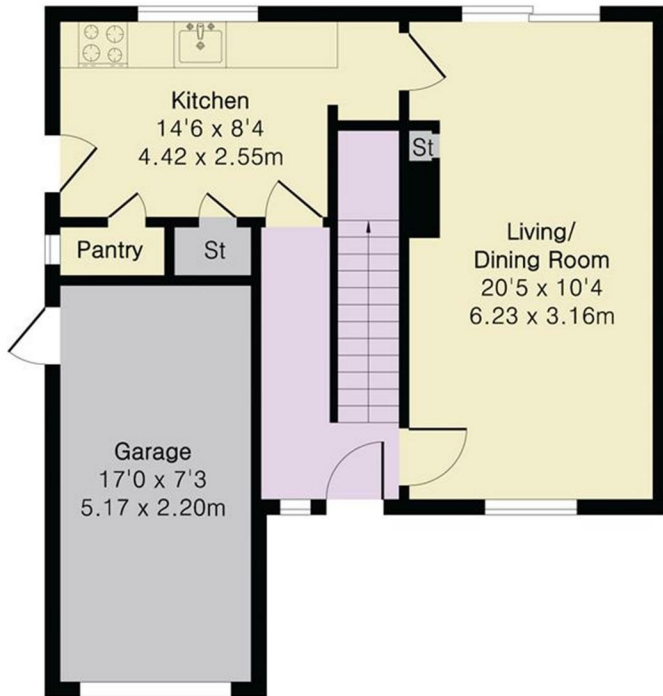


# Approximate Gross Internal Area 982 sq ft - 92 sq m (Excluding Garage )

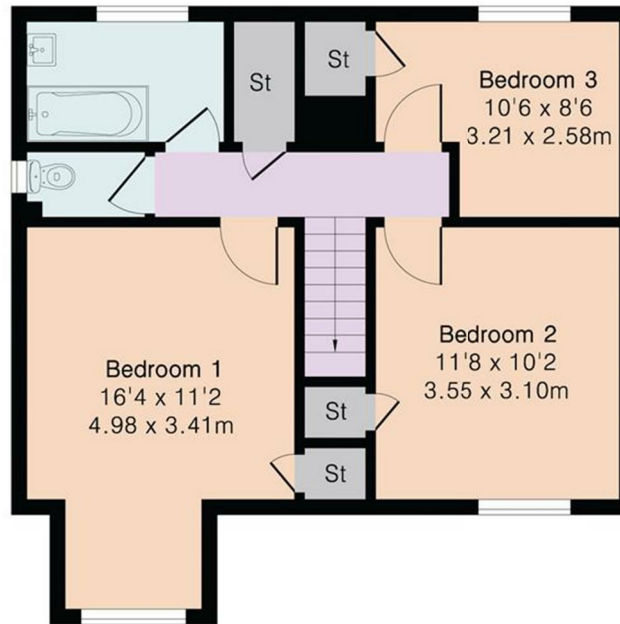
Ground Floor Area 436 sq ft – 41 sq m

First Floor Area 546 sq ft – 51 sq m

Garage Area 139 sq ft – 13 sq m



Ground Floor



First Floor

- Link-Detached House
- Highly Regarded Village Location
- Scope For Refurbishment
- Ample Storage Spaces
- Driveway And Garage
- Enclosed Garden



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary 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>                            |  |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





