

North Street, Burwell, CB25 0BB

CHEFFINS

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Burwell,
CB25 0BB

2 1 1

Guide Price £235,000



- Period Cottage
- 2 Bedrooms
- First Floor Bathroom
- Tucked Away Along a Quiet Lane
- Delightful Village Location
- Garden Area to Front
- NO CHAIN

A charming period cottage tucked away along a peaceful and private lane within this desirable village. Offered with NO CHAIN, the property presents an excellent opportunity for renovation and improvement. Externally featuring a garden area laid predominantly to lawn.









LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE PORCH
with an entrance door, window to the front aspect, internal door through to;

LIVING/DINING ROOM
with a radiator and a window to the front aspect.

KITCHEN
with a range of built-in wall and base mounted cupboards with worktop over, stainless steel sink, space and plumbing for washing machine, integrated oven with hob and extractor hood over, wall mounted boiler, stairs to the first floor with storage area beneath, radiator and a window to the rear aspect.

FIRST FLOOR

LANDING/BEDROOM
with a radiator and a window to the rear aspect.

BEDROOM
with a radiator, built-in storage cupboard and a bay window to the front aspect.

BATHROOM
with a panelled bath, hand wash basin, low level WC, radiator and a window to the front aspect.

OUTSIDE
To the front of the property is a garden area laid to lawn with mature hedgerow, fruit trees and flower beds, paved pathway leading down the garden.

Please note that a right of way is in place over the pathway crossing the front of the property. Any maintenance/repairs to this pathway is shared between the six adjoining cottages.

SALES AGENTS NOTES
Please note the property is located in a conservation area and is of a brick and clunch construction.

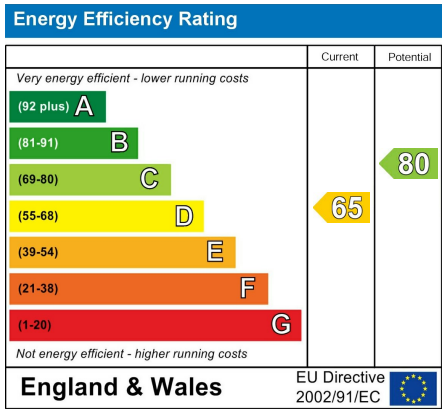
For more information on this property, please refer to the Material Information Brochure on our website.



















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Tenure - Freehold
Council Tax Band - A
Local Authority - East Cambridgeshire

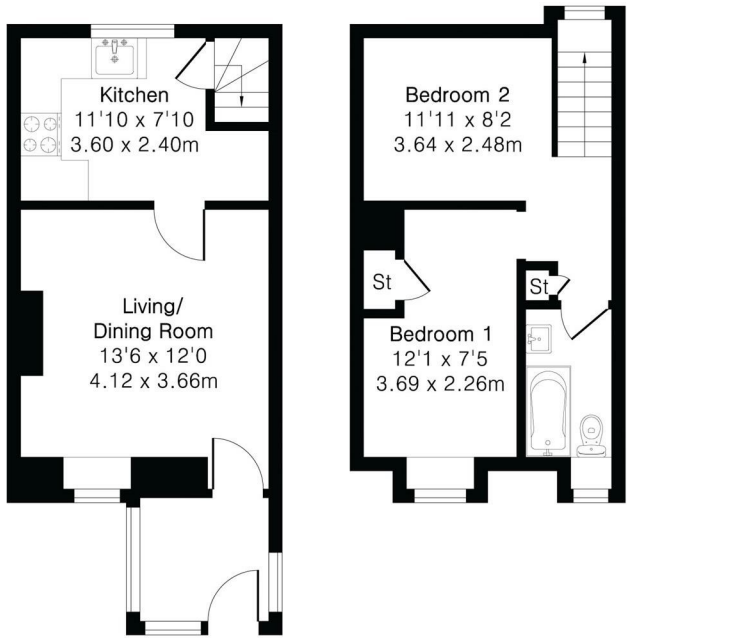


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Approximate Gross Internal Area 553 sq ft - 52 sq m

Ground Floor Area 299 sq ft – 28 sq m

First Floor Area 254 sq ft – 24 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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