



**The Causeway, Burwell CB25 0DU**

**Guide Price £450,000**

**MA**  
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# The Causeway, Burwell CB25 0DU

A rare opportunity to purchase a period property, requiring significant modernisation and offering a unique prospect of commercial yearly income, set in the heart of this thriving village.

Burwell is a well regarded and sought after village located approximately 10 miles from the City of Cambridge and 5 miles from the historic horse racing town of Newmarket. There is convenient access to the A14 which interconnects to the M11 motorway to London. The village offers a wide and appealing mix of shops and life in the village always seems to be enjoyed.

10 The Causeway offers some striking period features and boasts accommodation to include entrance hall, living room, dining room, kitchen/dining room, bathroom with separate WC, cellar, and three double bedrooms.

The commercial element comprises of three small separate units and could provide valuable income for a purchase wishing to continue with this in the future.

Externally the property offers lovely mature and generous size rear garden, off road parking and detached garage.

No chain – viewing highly recommended.

## Entrance Hall

With doors leading to the kitchen/dining room, dining room and sitting room.

## Kitchen/Dining Room

15'6" x 11'8"

Generous kitchen/dining room fitted with base level cupboards. Space and connection for cooker and washing machine. Space for fridge/freezer. Stainless steel sink and drainer with taps over. Shelved pantry cupboard. Further built-in storage cupboard. Radiator. Dual aspect windows. Door leading to the stairs to the first floor landing. Doors leading to the inner hallway and entrance hall.

## Dining Room

11'5" x 12'8"

Generous room with window to the front aspect. Door leading to the entrance hall. (NB: currently used as a bedroom)

## Sitting Room

11'9" x 12'8"

Charming sitting room with window to the front aspect. Focal fireplace with tiled surround, mantel and hearth. Window to the front aspect. Door leading to the entrance hall.

## Inner Hallway

With doors leading to the bathroom, cloakroom, kitchen/dining room and rear garden.

## Cloakroom

With low level WC

## Bathroom

8'11" x 6'0"

White suite comprising hand basin and panelled bath with wall mounted shower over. Ladder radiator. Obscured window. Door to inner hallway.

## First Floor Landing

With doors leading to all bedrooms. Stairs leading to the kitchen/dining room.

## Bedroom 1

12'5" x 12'8"

Generous double bedroom with fireplace (currently covered). Built-in storage cupboard. Radiator. Window to the front aspect. Door to the landing.

## Bedroom 2

14'9" x 12'7"

Spacious double bedroom with fireplace. Window to the front aspect. Door leading to the landing.

## Bedroom 3

14'9" x 10'1"

Spacious double bedroom with window to the rear aspect. Radiator. Door to the landing.

## Garage

With up and over doors leading to the garden/driveway.

## Outside

Gravelled driveway, providing off road parking leads to a charming rear garden mainly laid to lawn with a plethora of established flower and shrub planting.

## Commercial Units

### Unit 1

9'8" x 11'5" & 9'8" x 5'5"

With door to the front. Door to the utility room, fitted with sink and drainer, and rear garden. Access to WC.

### Unit 2

9'9" x 12'8" & 9'9" x 6'0"

With door to the front. Door to the utility room, fitted with sink and drainer, and rear garden. Access to WC.

### Unit 3

8'2" x 12'8" & 8'2" x 6'0"

With door to the front. Door to the utility room, WC and rear garden.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 115 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

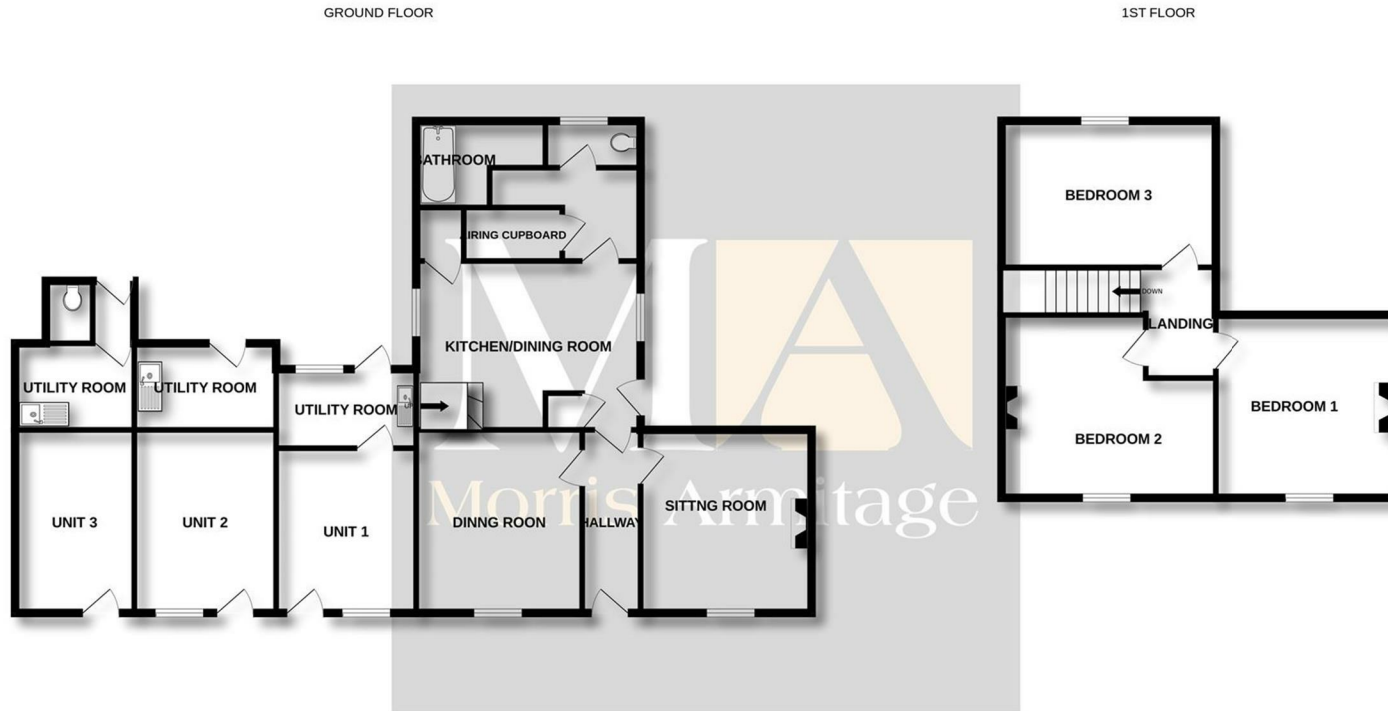
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

## 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.

- **Detached Period House with Commercial Units**
- **Kitchen/Dining Room**
- **Two Reception Rooms**
- **Three Double Bedrooms**
- **3 Commercial Units with Utility Facilities**
- **Charming Garden**
- **Driveway & Garage**
- **Requires Modernisation**
- **NO CHAIN**
- **Viewing Highly Recommended**



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               |
| Very 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 |                         |
| 57  | 80                      |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very 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 |                         |
|   |                         |
| England & Wales   | EU Directive 2002/91/EC |

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