



**8, North Street, Burwell
Cambridge, CB25 0BA
£300,000**

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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 - F
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 - Electric, off peak storage radiators
Broadband Connected - Not connected
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

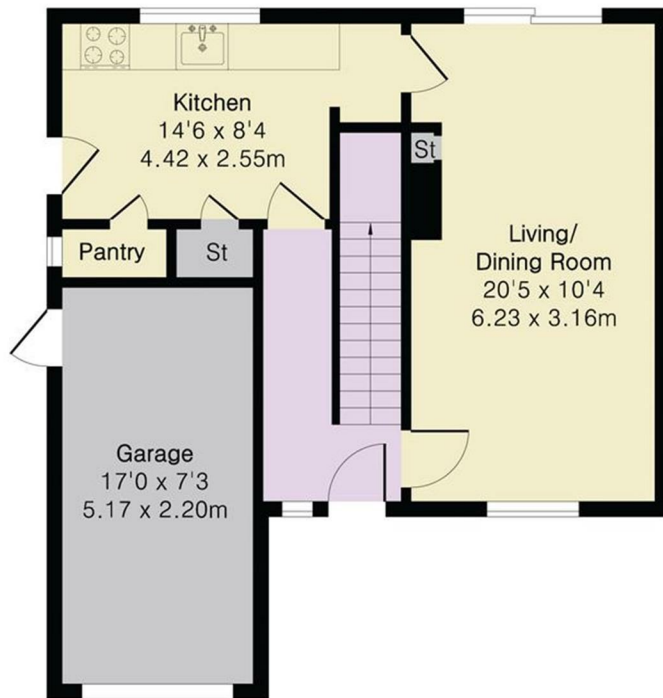


Approximate Gross Internal Area 982 sq ft - 92 sq m (Excluding Garage)

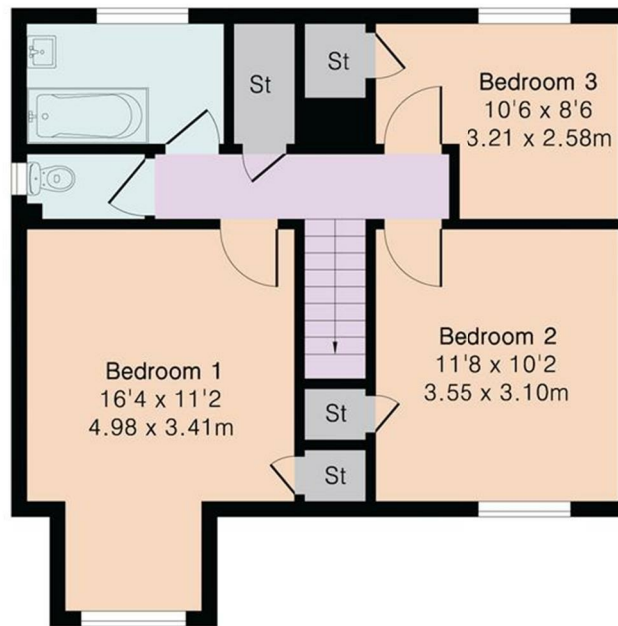
Ground Floor Area 436 sq ft – 41 sq m

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			68
			25

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

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