



61 Silver Street
Burwell, Cambridgeshire CB25 0EF
Guide Price £295,000

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A unique and individual detached three bedroom property standing in a deceptively large plot, within striking distance of Burwell Primary school, sports facilities and a variety of local amenities.

Offering huge potential, this home offers accommodation comprising of an entrance hall, living room, kitchen/diner, three excellent sized bedroom (en-suite to the master bedroom) and a family bathroom. Complete with a low maintenance courtyard style garden, oversized garage measuring approximately 6m x 4m and off road parking.

Offer for sale with the distinct advantage of NO ONWARD CHAIN.

EPC (D)

Council Tax Band D (East Cambs)

Entrance Hall

With entrance door from side aspect, two radiators, telephone point, storage cupboard/wardrobe for downstairs bedroom, double glazed sliding doors to side aspect leading to courtyard garden.

Living/Dining Room 16'11" x 16'0" (5.18m x 4.88m)

With double glazed windows to both front and side aspect, double glazed door to front aspect, television point, telephone point, two radiators and smoke detector.

Kitchen 12'5" x 12'2" (3.81m x 3.71m)

Fitted kitchen with a range of matching wall and base units, worktops over with inset one and a half times sink and drainer unit, tiled splashback, double electric oven and grill, electric hob with cooker hood over, washing machine, dishwasher, fridge/freezer, radiator, tiled flooring, door to rear aspect, double glazed window to rear aspect and cupboard housing gas fired boiler and hot water cylinder.

Landing

With stairs rising from entrance hall, access to loft and double glazed window to side aspect.

Bedroom 1 12'7" x 12'5" (3.86m x 3.81m)

With double glazed window to front aspect, radiator and built in wardrobe, door leading through to:

Ensuite 9'8" x 4'0" (2.97m x 1.22m)

Part tiled suite comprising of low level W.C, wash hand basin with tiled splashback, shower cubicle with electric shower, radiator and extractor fan.

Bedroom 2 13'3" x 11'8" (4.06m x 3.58m)

With double glazed window to rear aspect, radiator and storage cupboard.

Bedroom 3 / Family Room 15'5" x 10'5" (4.72m x 3.20m)

With double glazed window to rear aspect and radiator.

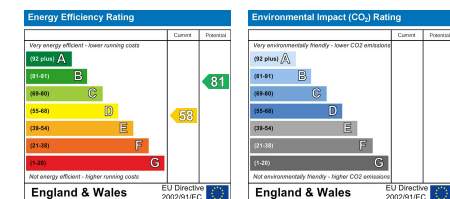
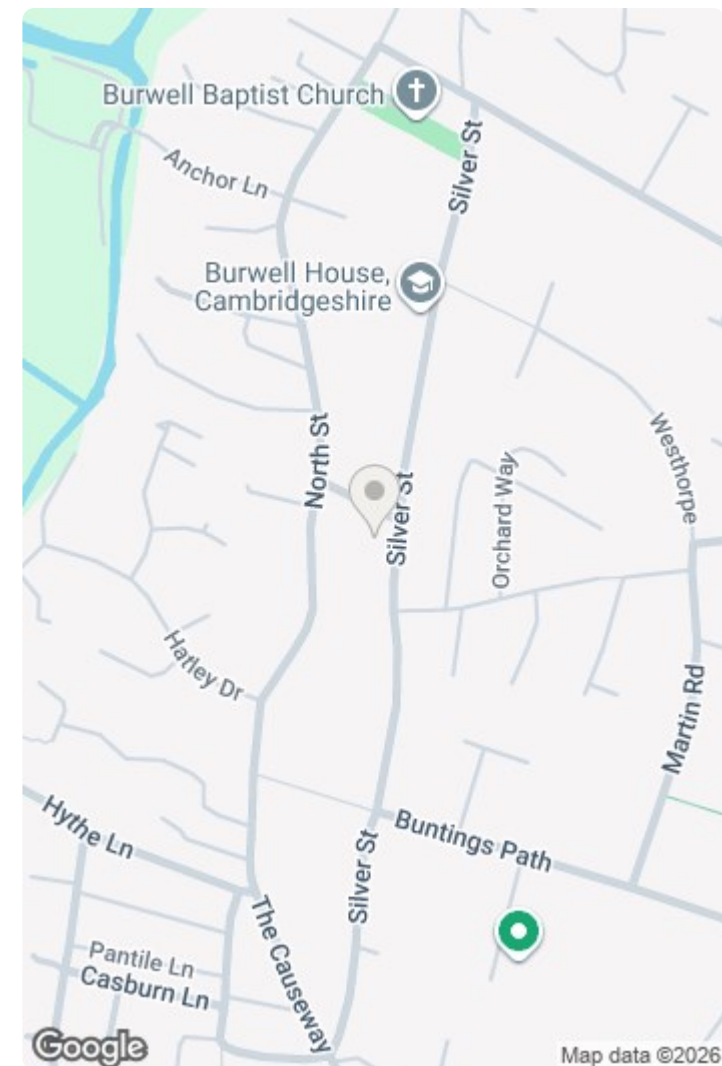
Bathroom 9'6" x 6'0" (2.90m x 1.83m)

Part tiled bathroom with low level W.C, wash hand basin, bath with mixer taps and shower attachment over, radiator, tiled flooring and obscured double glazed window to front aspect.

Outside

Due to the property being drastically extended there is now a small very low maintenance paved patio area between the original part of the building and the rear extension. Ideal for people who don't have time for gardening but still want some outside space to enjoy the sunshine and have a BBQ. There is also a paved patio area to the front of the property. To the rear there is off road parking and a larger than normal single garage with single up and over door, power and lighting.





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