



89 The Causeway
Burwell, Cambridgeshire CB25 0DU
Guide Price £295,000

89 The Causeway, Burwell, Cambridgeshire CB25 0DU

A very attractive and superbly presented Victorian terraced property located down the well-regarded, tree lined Causeway, close to the heart of the thriving village centre and within striking distance to all amenities.

This property has been lovingly updated and improved by the current owner and now enjoys some wonderful rustic and character features including replacement sash windows, strip wood floor boards, doors and fireplaces.

The tastefully decorated, light and bright accommodation comprises an entrance porch, sitting room with log burning stove, an impressive and superb sized open plan kitchen/dining area, 2 good size bedrooms and a first floor bathroom. Furthermore there is a useful and versatile loft space with power and light, ideal for an office/study. Please be advised that this area does not hold the relevant building regulation approval, although retrospective applications can be applied for.

Complete with a long and enclosed pretty rear garden with seating area and garden shed.

Outstanding Cottage - VIEWING STRONGLY ADVISED.

EPC (D)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With door leading through to:

Living Room 12'0" x 11'1" (3.66m x 3.38m)

With window to the front aspect, feature fireplace to the side housing log burning stove, engineered wood flooring, TV aerial connection point, radiator, access and door leading through to:

Dining Room 12'4" x 12'0" (3.76m x 3.66m)

With staircase rising to the first floor, wood flooring, built in storage cupboard, serving opening to kitchen, radiator, leading to:

Kitchen 11'4" x 8'4" (3.45m x 2.54m)

Fitted with a range of eye level and

base storage units with wood block working top surfaces over, space for cooker, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, inset sink unit with mixer tap over, window to the rear aspect, French style doors leading to the rear garden.

First Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 12'0" x 11'1" (3.66m x 3.38m)

With window to the front aspect, feature fireplace to the side, wood flooring, built in wardrobe, radiator.

Bedroom 2 9'9" x 7'11" (2.97m x 2.41m)

With window to the rear aspect, wood flooring, radiator.

Bathroom

With suite comprising panel bath with plumbed shower over, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, two chrome heated towel rails, window to the rear aspect.

Loft Space 12'5" x 11'11" (3.78m x 3.63m)

Useful loft space currently used as a bedroom with two Velux windows to the ceiling, built in storage cupboard, exposed chimney breast with recess.

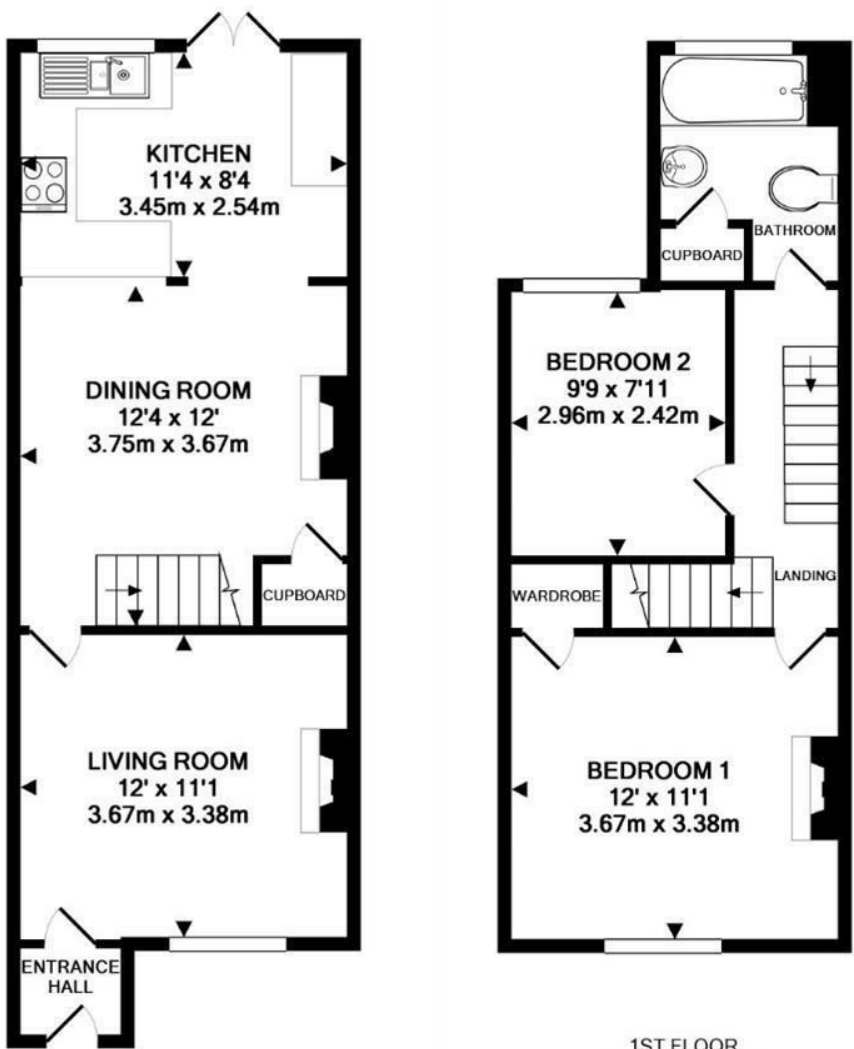
Outside - Front

Enclosed front garden with gated access, laid to stone with mature shrubs, pathway leading to front door, outside lighting.

Outside - Rear

Fully enclosed, long rear garden with area laid to lawn and remainder paved, gated side access, timber built shed.





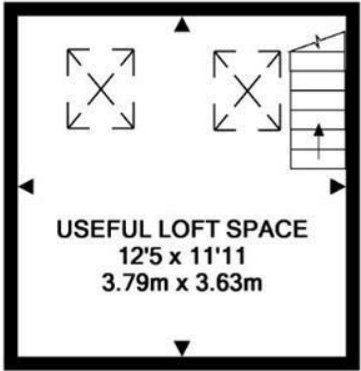
GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

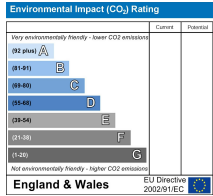
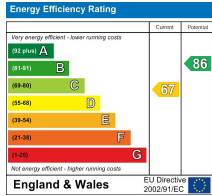
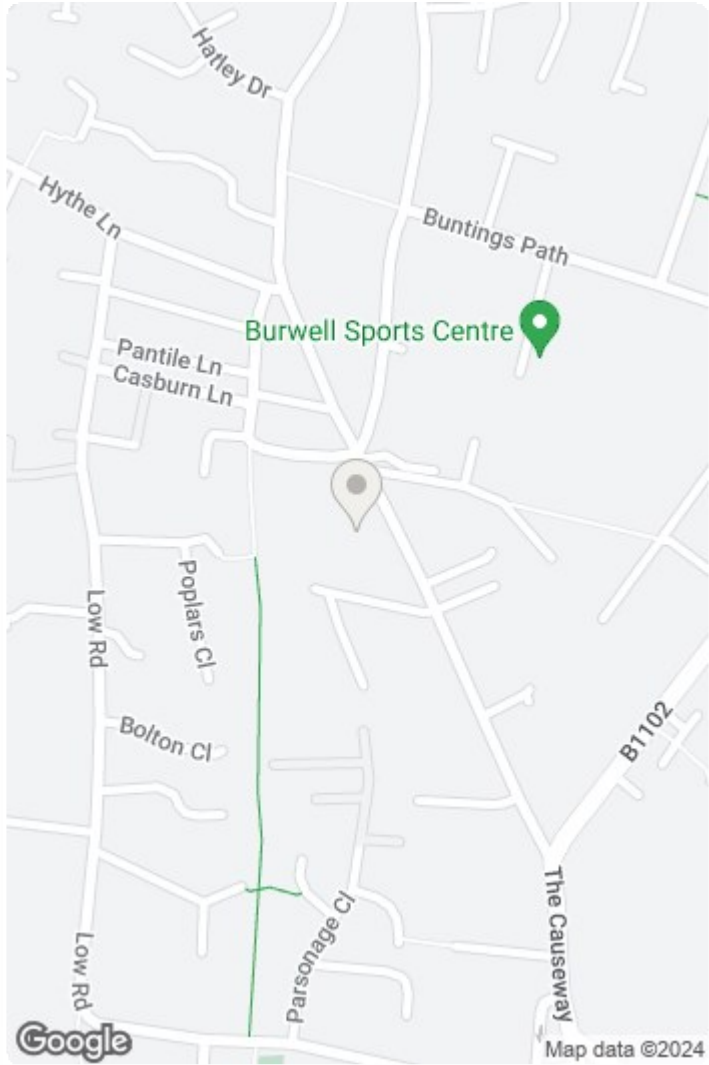
TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 152 SQ.FT.
(14.1 SQ.M.)



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