



High Street, Cambridge, CB25 0HB

CHEFFINS

High Street

Burwell, Cambridge,
CB25 0HB

This stunning family home is perfectly positioned in the heart of Burwell, set on a generous 3-unit site offering space, comfort, and modern living.

LOCATION

Burwell is a charming and historic village located on the edge of Cambridgeshire, offering the perfect blend of countryside living and modern convenience. With excellent transport links to Cambridge, Newmarket, and Ely, it's ideal for commuters and families. The village boasts a strong community spirit, well-regarded schools, local shops, pubs, and beautiful green spaces, including nature reserves and scenic walking routes. Burwell provides a peaceful setting without sacrificing accessibility to nearby towns and amenities.



£650,000





Approximate Gross Internal Area 2025 sq ft - 188 sq m

Cellar Area 159 sq ft – 15 sq m

Ground Floor Area 1088 sq ft – 101 sq m

First Floor Area 778 sq ft – 72 sq m



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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

