



Parsonage Lane, Burwell, CB25 0EN

CHEFFINS

Parsonage Lane

Burwell,
CB25 0EN

- Available: 13/04/2026
- Deposit: £1,615
- Council Tax Band: D
- EPC: D

A well presented 3 bedroom detached house. The accommodation provides an entrance hall, kitchen/dining room, living room, conservatory, three bedrooms, family bathroom, gardens, driveway parking and garage. Available: 20/04/2026. Deposit: £1,615 Holding fee: £323. Council tax band: D. EPC: D



£1,400 Per Calendar Month





LOCATION

Burwell is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE HALL

with tiled flooring and under stair storage.

KITCHEN/DINING ROOM

with tiled flooring, fitted kitchen with integrated double oven, electric hob, extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, door to conservatory.

LIVING ROOM

with patio door to conservatory.

CONSERVATORY

with laminate flooring and French doors to rear garden.

BEDROOM

BEDROOM

with cupboard housing boiler.

BEDROOM

BATHROOM

with vinyl flooring.

OUTSIDE

rear garden laid mainly to lawn with paved patio area, side garden, gravel driveway and garage.

LETTING AGENTS NOTES

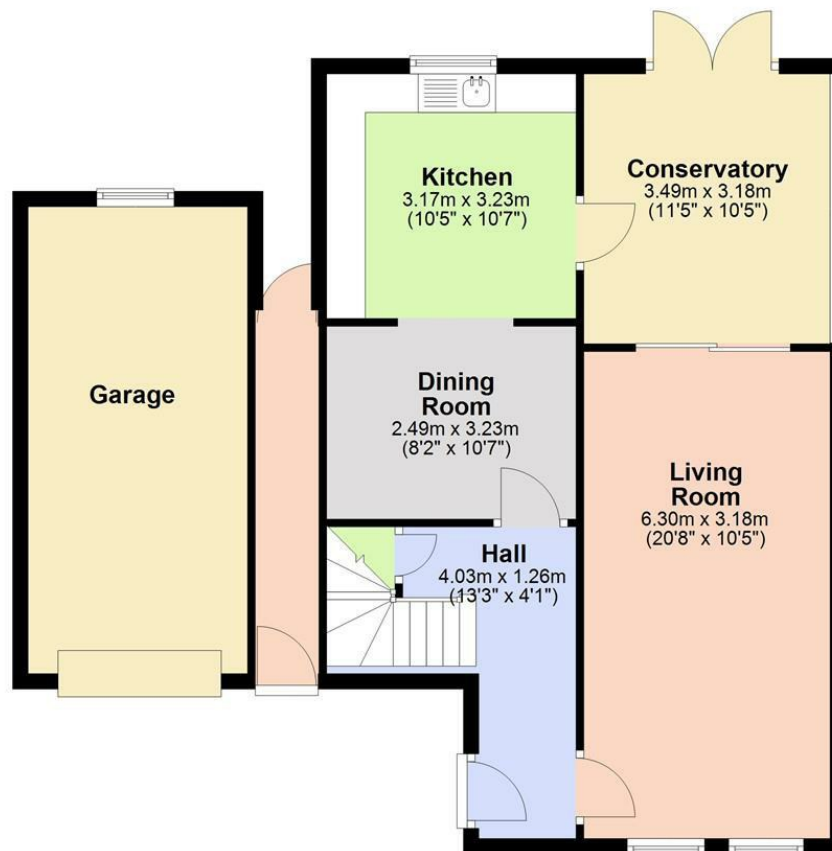
For more information on this property please refer to the Material Information brochure on our Website.





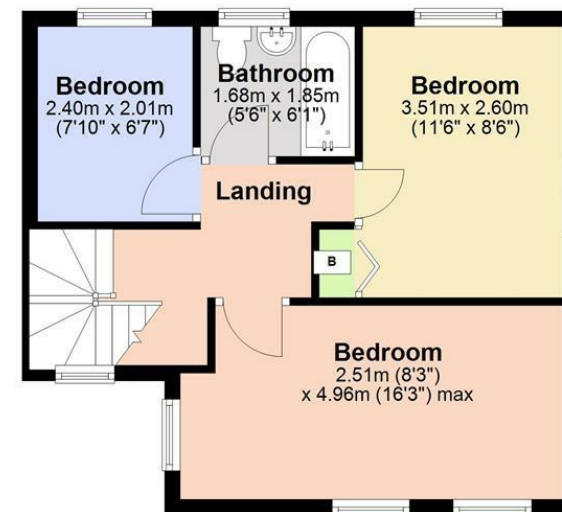
Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 98.1 sq. metres (1056.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | 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.

