



Bayfield Drive, Cambridge, CB25 0JE

CHEFFINS

Bayfield Drive

Burwell, Cambridge,
CB25 0JE

A superbly presented 2 bedroom modern property with attractive gardens. The property features an open plan living area, fitted kitchen and dining area, 2 bedrooms and a shower room on the first floor and gas central heating. Additional features include uPVC double glazing and a garage situated in a block nearby. EPC: C, Council Tax Band B. Available end of May 2025.

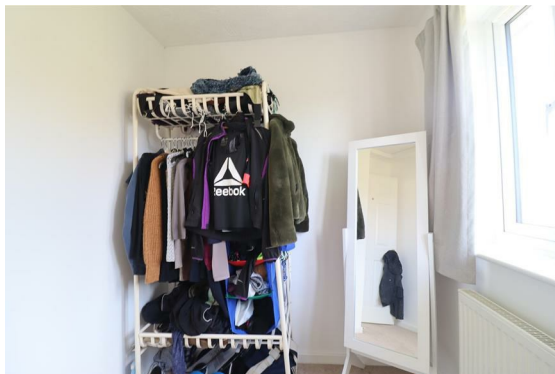
LOCATION

BURWELL is a highly sought after village, ideally placed for the horse racing town of Newmarket (5 miles) and Cambridge (13 miles). 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, public houses and a good range of shops. The village enjoys good access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and London's Liverpool Street and King's Cross Stations.

2 1 1

£925 PCM





ENTRANCE HALL

with part glazed entrance door.

LIVING/KITCHEN/DINING AREA

with stairs leading to the first floor, under stairs storage cupboard.

Kitchen area with a stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted cupboards, worktops and glass upstands, space and plumbing for washing machine, integrated eye level stainless steel oven and grill, 4 burner gas hob with extractor hood over, integrated slimline dishwasher, 2 radiators, 2 windows to the side aspect, window to the front and a half glazed door leading to the side garden.

FIRST FLOOR LANDING

BEDROOM 1

with a cupboard with a Vaillant gas fired combination boiler, built-in cupboard with shelving, radiator, window to the front aspect and bay window to the side aspect.

BEDROOM 2

with radiator, access to the roof space, window to the side aspect.

SHOWER ROOM

with a shower cubicle, hand basin with mixer tap, low level WC, ladder style heated towel rail, extractor fan, Velux window.

OUTSIDE

To the front of the property is a small area with slate shingles, outside light and covered porch canopy.

A side gate access leads to a part walled garden with a wealth of established shrubs, flower borders, lawned area and paved patio.

GARAGE

with a metal up and over door to front.

Located in a block nearby.

Letting Agents Notes

Deposit - £1067.00

Holding Deposit - £213.00

EPC - C

Council Tax - B

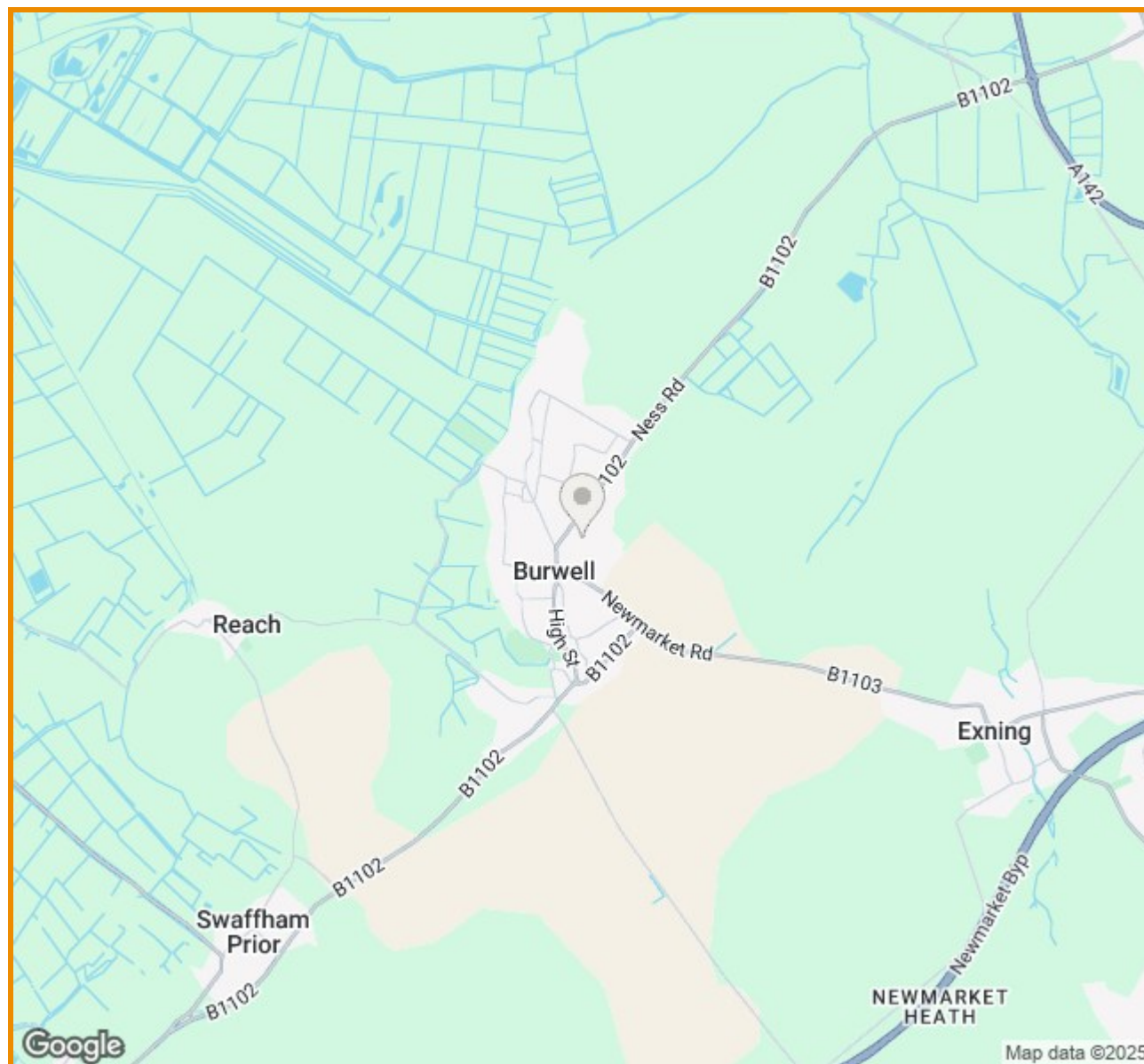
Square Footage - 495.14

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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		

£925 PCM
Council Tax Band - B
Local Authority - East Cambs Council



Agents note:

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

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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.

