



Bayfield Drive, Burwell, CB25 0JE

**CHEFFINS**



## Bayfield Drive

Burwell,  
CB25 0JE

A two bedroom terraced property situated in a cul-de-sac in a popular residential development. The property benefits from an open plan sitting/dining/kitchen area, 2 bedrooms, one with an ensuite shower room, bathroom and gas central heating. Additional features include an enclosed rear garden and a driveway to the front of the property.

### 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 2 1

**£1,150 PCM**





## ENTRANCE PORCH

with half glazed entrance door.

## LIVING AREA

with stairs leading to the first floor, laminate flooring, under stairs storage cupboard, radiator, window to the front aspect.

## KITCHEN/DINING AREA

with stainless steel sink unit and drainer, worktops and tiled splashbacks, fitted base and wall mounted units, integrated oven and grill with 4 burner gas hob and stainless steel extractor hood over, space and plumbing for washing machine, cupboard with gas fired boiler, radiator, window to the rear aspect, half glazed door to the rear garden.

## FIRST FLOOR LANDING

with access to roof space, radiator.

## BEDROOM 1

with 2 double and 1 single built-in wardrobe, radiator, 2 windows to the rear aspect.

## ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin with mixer tap, low level WC, part tiled walls, extractor fan, Velux window.

## BEDROOM 2

with laminate flooring, cupboard recess, radiator, 2 windows to the front aspect.

## BATHROOM

with bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, low level WC, tiled splashbacks, extractor fan, radiator, Velux window.

## OUTSIDE

To the front of the property is a block paved drive.

To the rear of the property is an enclosed garden with established shrubs and a paved patio area.

## Letting Agents Notes

Deposit - £1326.00

Holding Deposit - £265.00

EPC - C

Council Tax - C

Square Footage - 592.00

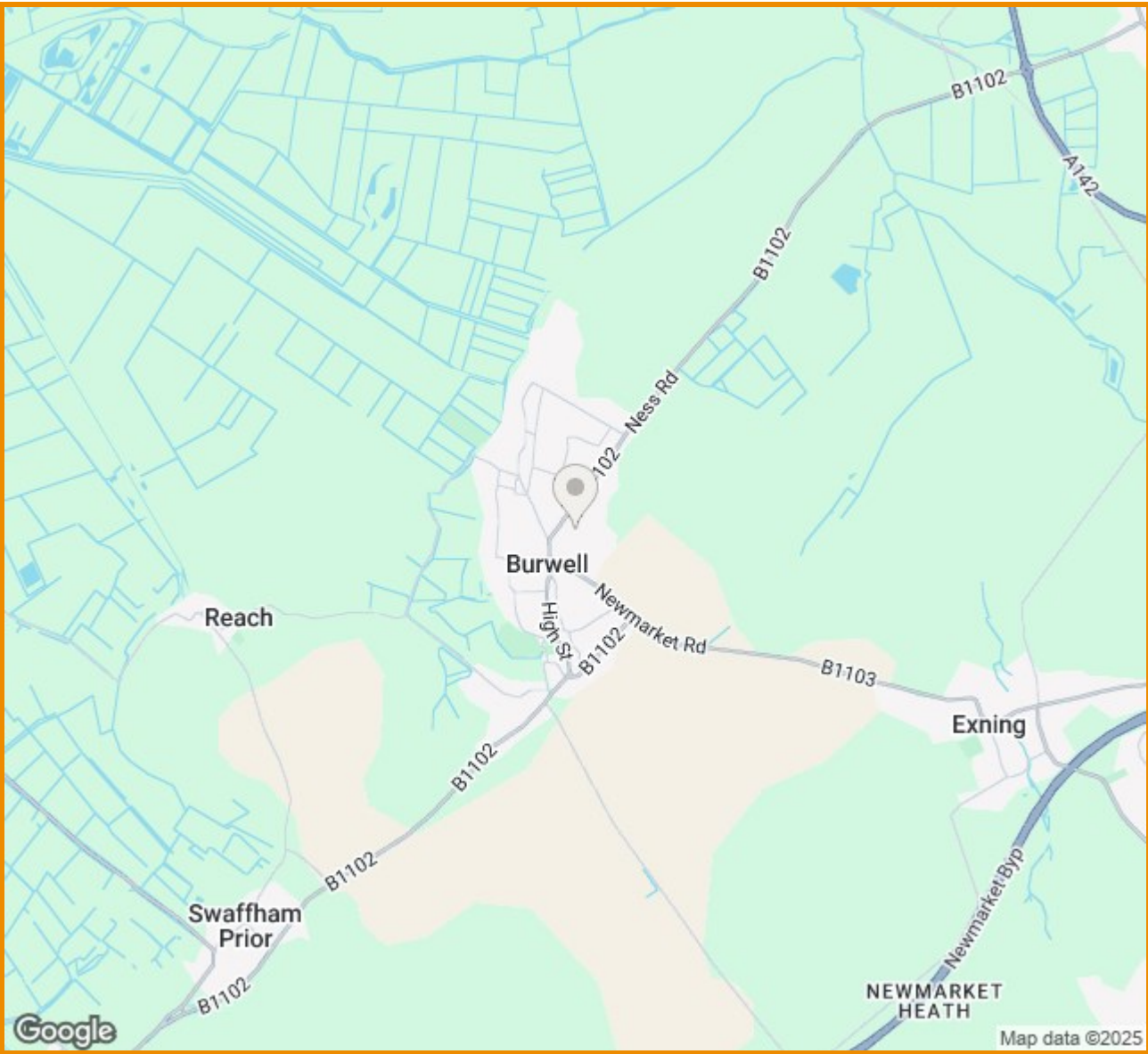
For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,150 PCM  
Council Tax Band - C  
Local Authority - East Cambs



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.

