



Old School Close, Burwell, CB25 0AS

CHEFFINS

Old School Close

Burwell,
CB25 0AS

- Modern Terraced Home
- 2 Bedrooms
- Popular Village Location
- Modern Fitted Kitchen
- First Floor Bathroom
- Enclosed Courtyard Garden
- NO CHAIN

A modern 2 bedroom terraced home tucked away in a cul-de-sac location in the popular village of Burwell. The accommodation comprises a modern fitted kitchen, an open plan living/dining area, conservatory and first floor bathroom. Further benefits include an enclosed courtyard garden and an allocated parking space. NO CHAIN.



Offers In Excess Of £200,000





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 PORCH

with entrance door, tiled flooring, double glazed window to the side aspect.

LIVING/DINING ROOM

with a double glazed box window to the front aspect, 2 electric panel heaters, under stairs storage cupboard, electric plug in fire with wooden surround, newly fitted carpets, door and window into the conservatory.

KITCHEN

A refitted kitchen comprising a range of matching wall and base units with work surfaces over, built-in electric oven with 4 ring electric hob and extractor hood over, stainless steel sink with mixer taps, space and plumbing for washing machine, vinyl flooring, tiled splashbacks, double glazed window to the rear aspect.

CONSERVATORY

uPVC construction with double glazed French doors opening onto the rear garden.

FIRST FLOOR

LANDING

with loft access, newly fitted carpet.

BEDROOM 1

with a double glazed window to the front aspect, electric panel heater, newly fitted carpet, built-in wardrobes, airing cupboard.

BEDROOM 2

with a double glazed window to the rear aspect, electric panel heater, newly fitted carpet.

BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with electric shower over, tiled splashbacks, extractor fan, vinyl flooring, double glazed window to the rear aspect.

OUTSIDE

The rear courtyard garden is laid to shingle with a patio seating area and timber built shed, enclosed by timber fencing with rear gated access leading around to a shared parking area where the property benefits from an allocated parking space.

Sales Agents Notes

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

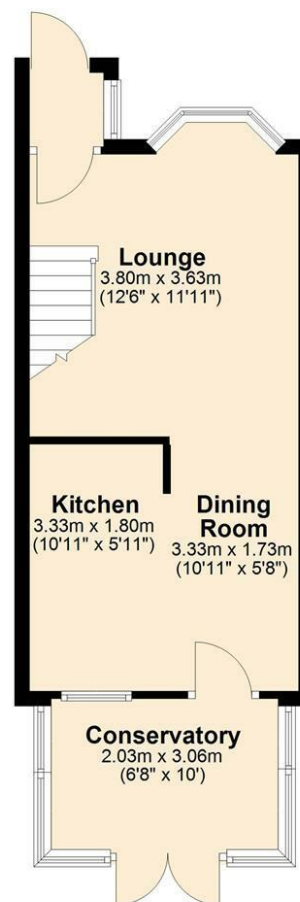




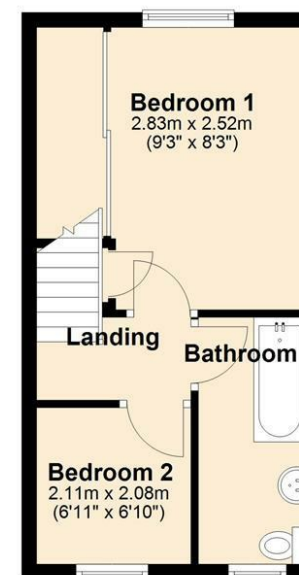
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Offers In Excess Of £200,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – East Cambridgeshire

Ground Floor
 Approx. 34.0 sq. metres (366.3 sq. feet)



First Floor
 Approx. 20.8 sq. metres (223.5 sq. feet)



Total area: approx. 54.8 sq. metres (589.8 sq. feet)

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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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.



CHEFFINS