



Ness Road, Burwell, CB25 0AA

CHEFFINS

Ness Road

Burwell,
CB25 0AA

- Detached Bungalow
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Dual Aspect Living/Dining Room
- Off-Road Parking & Garage
- Enclosed Walled Garden
- NO CHAIN

A detached 3 bedroom bungalow offered with NO CHAIN and located in the charming village of Burwell. The accommodation comprises a dual aspect living/dining room, 2 bath/shower rooms, a kitchen and 3 bedrooms. External features include an enclosed walled garden, a garage and off-road parking.



Guide Price £325,000





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 HALL

with a double glazed entrance door, airing cupboard housing the water cylinder, radiator.

KITCHEN

with a range of wall and base units with work surface over, 1.5 bowl stainless steel sink, electric oven and 4 ring electric hob with extractor hood over, space and plumbing for appliances, inset spotlights, tiled flooring, tiled splashbacks, double glazed window to the rear aspect.

LIVING/DINING ROOM

A dual aspect room with double glazed windows to the front and patio doors opening onto the rear garden, radiator.

BEDROOM 1

with a double glazed window to the rear aspect and a double glazed door opening onto the garden.

BEDROOM 2

with a radiator, double glazed window to the front, double doors opening onto bedroom 3.

BEDROOM 3/STUDY

A dual aspect room with double glazed windows to the front and side aspects, loft access, double doors opening onto bedroom 2.

BATHROOM

with a seated easy access bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, radiator, double glazed window to the rear aspect.

SHOWER ROOM

with a low level WC, pedestal wash hand basin, corner shower cubicle.

OUTSIDE

To the rear of the property is an enclosed walled garden with a large patio seating area, an area laid to lawn and gated side access.

The front of the property is laid to lawn with a shingled parking area.

GARAGE

Located at the rear of the property with a further shingled parking area and a garage with an up and over door and a pedestrian door into the garden.

Sales Agents Notes

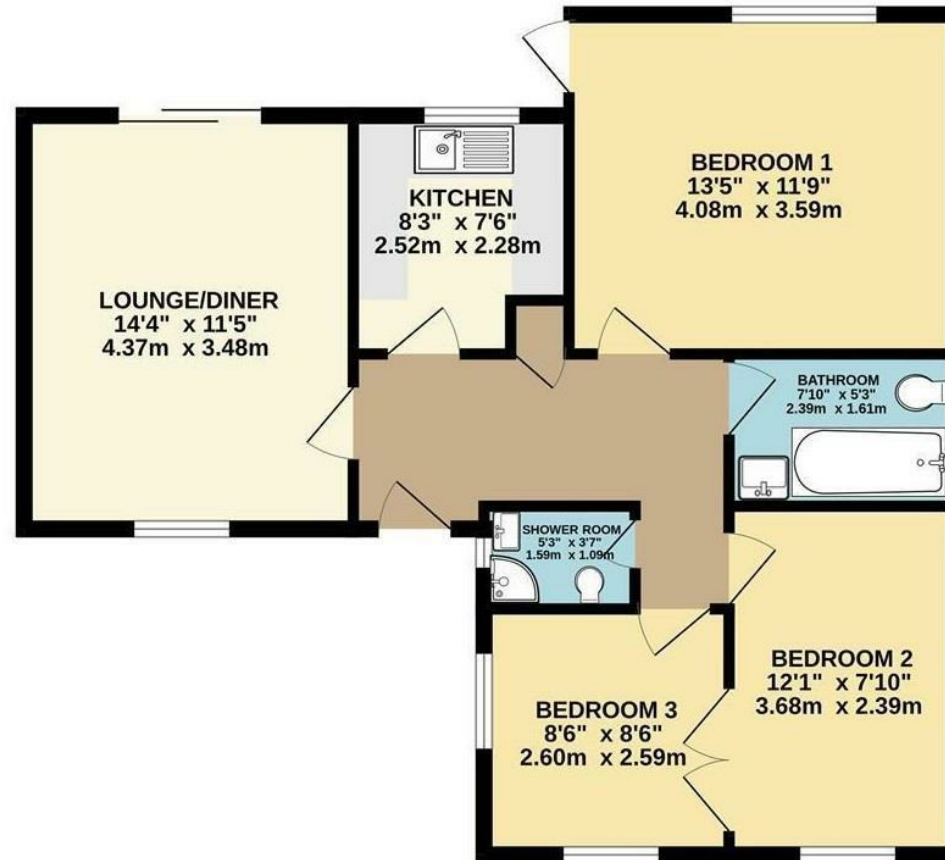
For more information on this property, please refer to the Material Information Brochure on our website.





GROUND FLOOR 827 sq.ft. (76.8 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	63
England & Wales	EU Directive 2002/91/EC	



Guide Price £325,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambridgeshire

TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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>.

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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.



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