



Pound Close, Burwell, CB25 0EP

CHEFFINS

Pound Close

Burwell,
CB25 0EP

- Detached Bungalow
- Occupying a Corner Plot
- Spacious Living/Dining Room
- Garage & Generous Driveway
- 2 Bedrooms
- Conservatory
- Enclosed Side & Rear Gardens
- NO CHAIN

A well-presented 2 bedroom detached bungalow, offered for sale with NO CHAIN, situated in a highly sought-after village location. The accommodation comprises a spacious living/dining room, a conservatory, a well-equipped fitted kitchen and a four piece bathroom. Externally the property benefits from a low maintenance paved rear garden ideal for outdoor entertaining, a further side garden mainly laid to lawn, a garage and a good sized driveway providing ample off-road parking. Viewing Essential.

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Guide Price £395,000





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 front entrance door with glazed side screens and a radiator.

LIVING/DINING ROOM

with a feature fireplace, 2 radiators, windows to the side and front aspects, sliding double doors opening into the;

CONSERVATORY

Brick and uPVC construction with windows to all side aspects, 2 radiators, double doors opening onto the rear terrace seating area.

KITCHEN

with a range of wall and base mounted cupboards with rolled edge worktop over, space and plumbing for washing machine, integrated appliances include an eye level double oven, induction hob with extractor hood over and a fridge/freezer, radiator, pantry cupboard, window to the rear aspect and door leading to the outside terrace seating area.

INNER HALL

with built-in storage cupboard housing the boiler and hot water cylinder.

BEDROOM 1

with a radiator, built-in wardrobes, window to the front aspect.

BEDROOM 2

with a radiator, built-in storage cupboard, window to the rear aspect.

BATHROOM

with a double width shower cubicle, side panelled bath, vanity hand wash basin, low level WC, radiator, window to the side aspect.

OUTSIDE

The property occupies a corner plot with a well maintained side garden mainly laid to lawn with a paved patio seating area, enclosed by hedgerow borders. To the rear, there is a spacious paved patio providing an ideal area for outdoor entertaining, with a timber shed and gated side access.

A brick weave driveway to the side of the bungalow provides ample off-road parking for several vehicles. To the front, are raised brick planters with various flowers and shrubs and steps leading up to the entrance door.

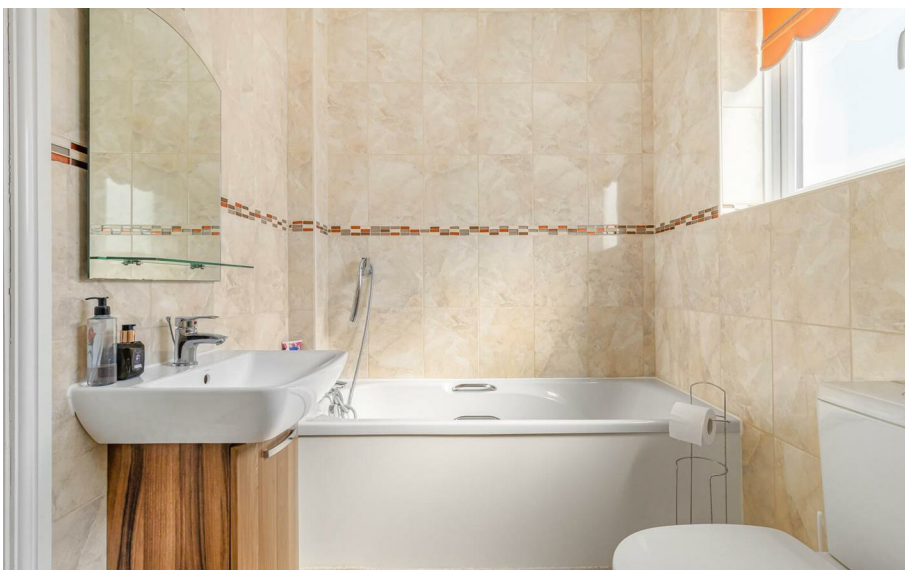
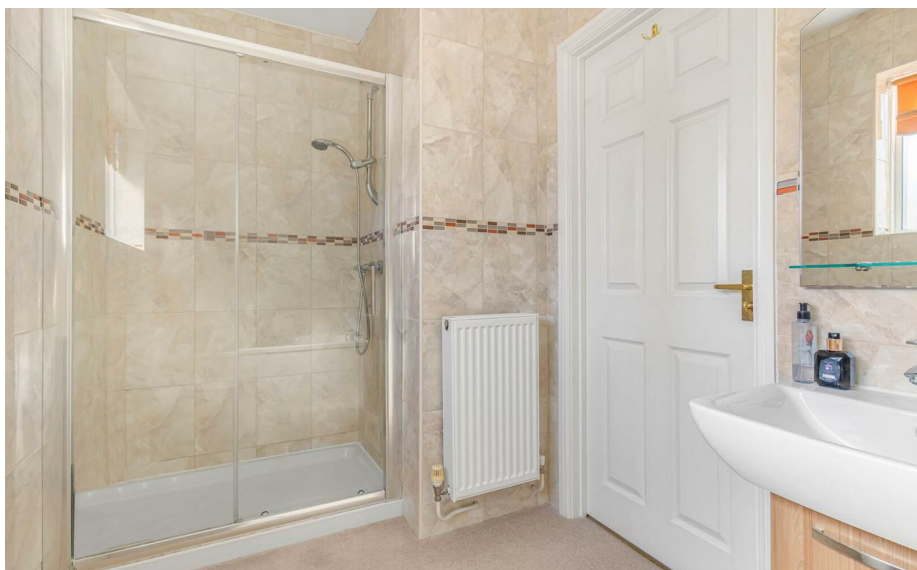
GARAGE

with an electric roller shutter door, pedestrian door into the garden.

SALES AGENTS NOTES

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

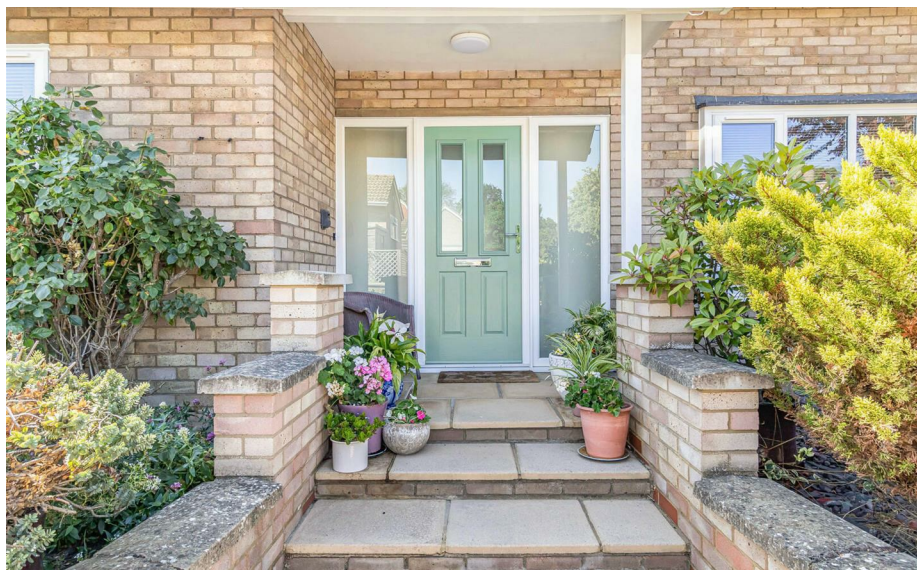




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

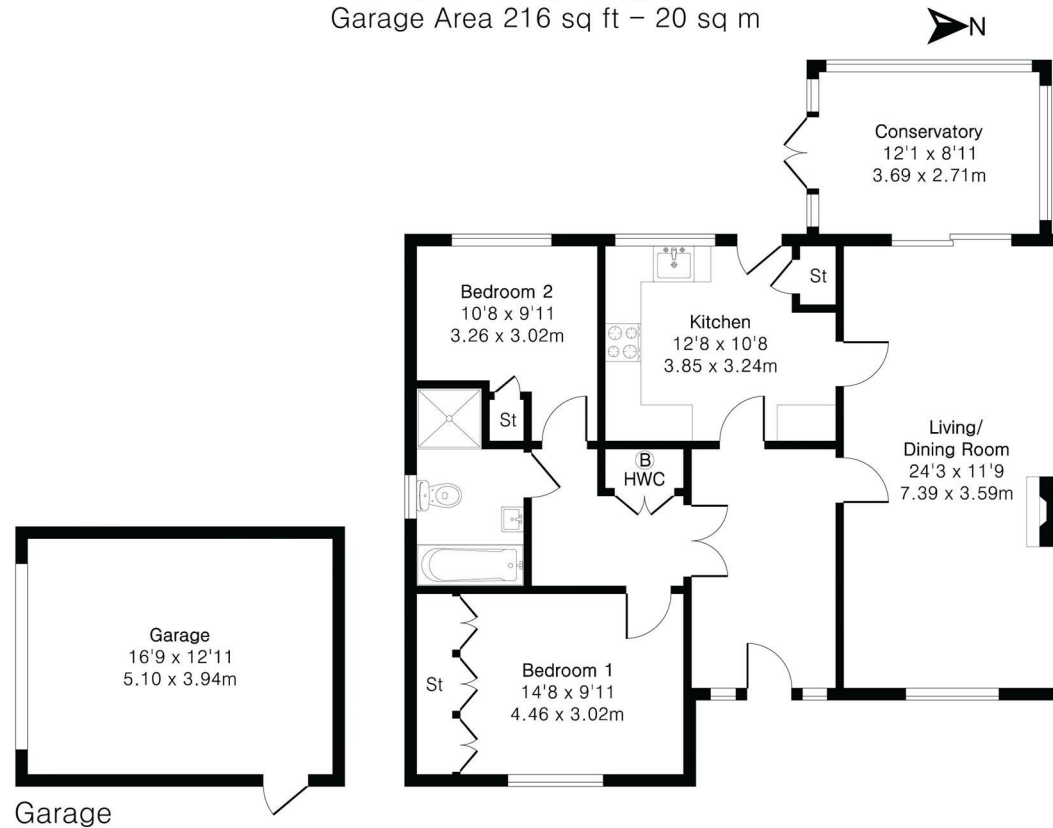
Guide Price £395,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 1037 sq ft - 96 sq m
(Excluding Garage)**

Garage Area 216 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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