



Burwell, Cambs

Pocock + Shaw



60 Bayfield Drive  
Burwell  
Cambridgeshire  
CB25 0JE

A 2 bedroom modern terraced house ideal for an investment buyer or a first time purchaser and standing at the head of a residential cul-de-sac in a popular village location. The house is offered with no chain and benefits from a double aspect open plan living area and kitchen and 2 bedrooms and a bathroom on the first floor. Features include a 2 parking spaces in front of the house and an attractive part walled garden to the side.

Guide Price £210,000





**Location** Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 4.5 miles from the horse racing town of Newmarket. The village offers an excellent range of facilities including a primary school, doctors surgery, dentist, various shops, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 and A11 dual carriageway and the M11 motorway to London and the west. There is a regular train links from nearby Newmarket and Cambridge.

### Accommodation

**Living area/kitchen** 17'9" x 10'8" (5.42 m x 3.25 m) A double aspect room with a kitchen area with fitted base and wall mounted units, sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, under stair cupboard with space and plumbing for a washing machine, stairs leading to the first floor, wood effect flooring, glazed door leading to the garden.

### First floor landing

**Bedroom 1** 10'7" x 10'2" (3.23 m x 3.10 m) A double aspect room with 2 built in cupboards, gas convector heater, bay window to the front aspect.

**Bedroom 2** 7'7" x 7'6" (2.32 m x 2.28 m) with a gas convector heater, airing cupboard.

**Bathroom** with a bath with mixer tap and shower attachment, hand basin with cupboard storage under, low level WC, extractor fan, Velux window.

**Outside** To the front of the property is a shingled area with parking for 2 vehicles.

To the side of the house is an enclosed part walled garden. laid to lawn with shrub borders, a paved patio area and a pedestrian gated access to the side.

Please note that a significant number of the plants in the garden were planted by the tenant and may not be included in the sale.



**Agents note** The property is currently occupied with a tenant living in the house. Therefore, viewings are strictly by appointment with the agent and interested parties are asked to respect the privacy of the tenant if viewing externally.

### Services and tenure

Tenure; the property is freehold.

Services; mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 67Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the 4 major carriers available. EPC: TBC

Council Tax D West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





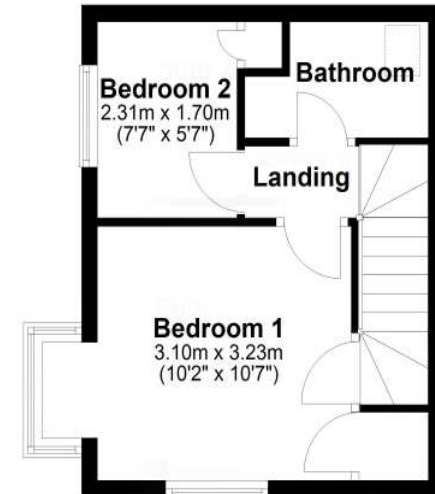
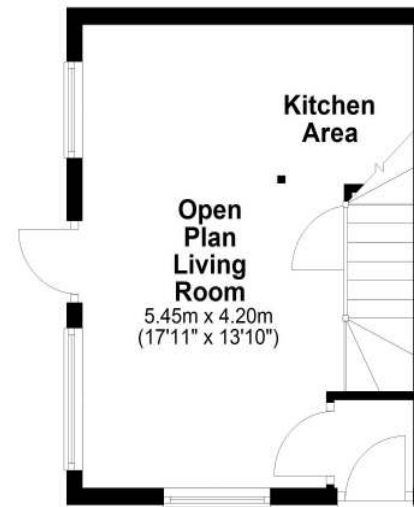


### Ground Floor

Approx. 23.0 sq. metres (247.7 sq. feet)

### First Floor

Approx. 23.3 sq. metres (250.5 sq. feet)



Total area: approx. 46.3 sq. metres (498.1 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

