



Low Road, Burwell

Pocock + Shaw

89 Low Road
Burwell
Cambridge
Cambridgeshire
CB25 0EJ

A very smart two bedroom semi detached bungalow pleasantly situated in a non estate village position. No Chain

Guide Price £250,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Situated in an attractive non estate location this semi detached two bedroom bungalow offers well presented and much improved accommodation complimented by front and rear gardens.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Entrance Porch

With an entrance door and windows either side, door to:-

Sitting Room 4.61m (15'2") x 2.90m (9'6")

With a window to the front, two radiators, archway too:-

Kitchen/Dining Room 3.93m (12'11") x 3.52m (11'7") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for a washing machine, gas and electric cooker point with extractor hood over, windows to the front and side, radiator, wall mounted gas radiator heating boiler serving heating system and domestic hot water.

Inner Hallway

Radiator, access to the loft space, large airing cupboard with hot water tank, built in storage cupboard.

Bedroom 1 3.69m (12'1") x 2.69m (8'10")

With a window to the rear, radiator.

Bedroom 2 2.72m (8'11") x 2.54m (8'4") into recess

With a window to the rear, radiator.

Refitted Shower room

Fitted with three piece suite comprising of a shower enclosure with glass screen and fitted electric shower, pedestal wash hand basin and low-level WC, tiled surround, window to the side, radiator, tiled flooring.

Rear Porch

With windows to the side and rear, door to the garden.

Outside

Front garden laid to lawn with path to the front door and side path with gate leading to the rear garden. Rear garden laid to lawn with timber garden shed.



Tenure

The property is freehold.

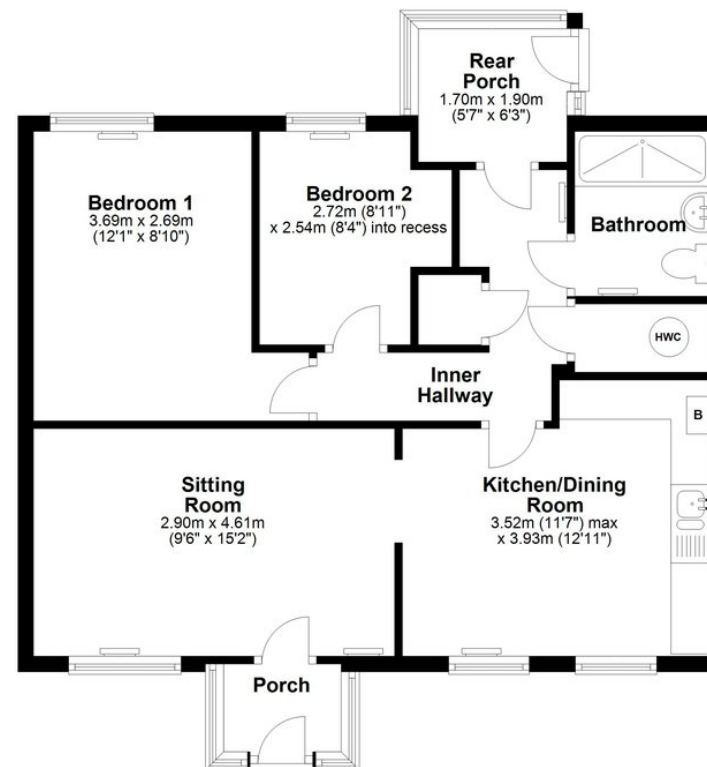
Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B East Cambs District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

Ground Floor



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

59 High Street, Burwell, Cambs, CB25 0HD
01638 668284 burwell@pocock.co.uk www.pocock.co.uk

