



Park Road Burwell Cambridgeshire

Pocock + Shaw

14 Park Road  
Burwell  
Cambridge  
Cambridgeshire  
CB25 0ES

A very spacious and well designed two bedroom ground floor maisonette with a good sized garden, garage and parking. Hallway, sitting room, kitchen, bathroom, gas fired heating, double glazed. No Chain. Great first purchase, investment or retirement home. EPC:D

Asking Price £194,950



Burwell is situated in pleasant countryside approximately eleven miles northeast 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, Anglican and non conformist churches, Post Office, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

Rarely available and deceptively spacious, this well designed two bedroom ground floor maisonette has a good sized garden, garage at rear and parking. This well presented property benefits from an entrance hallway, attractive sitting room, two good bedrooms, a fitted kitchen leading to the modern conservatory at the rear.

Benefiting from a gas fired radiator central heating system and double glazing, with no onward chain it is considered a great first purchase, investment or retirement home. In detail, the accommodation comprises:-

#### **Entrance hall**

With an entrance door, telephone point, built in storage cupboard, wood effect laminated flooring.

#### **Sitting room** 4.85m (15'11") x 3.40m (11'2")

With a large picture window to the front aspect, feature fireplace, radiator, carpet flooring, TV point.

#### **Kitchen** 3.75m (12'4") x 2.71m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing and space for dishwasher and washing machine, electric point for cooker, extractor hood over, with a window to rear aspect, storage cupboard housing the hot water cylinder, floor mounted gas fired boiler, tiled flooring, open plan to:

#### **Conservatory**

With uPVC double glazed windows and doors, vent windows, fitted blinds, two windows to side aspect, window to front, radiator, tiled flooring, double door leading to rear garden.

#### **Bedroom 1** 3.40m (11'2") x 3.39m (11'1")

With a window to front aspect, fitted carpet.

#### **Bedroom 2** 3.32m (10'11") x 2.78m (9'1")

With a window to rear aspect, fitted wardrobe unit, radiator.

#### **Bathroom**

Fitted with three piece suite comprising bath with fitted shower over and shower curtain, pedestal wash hand basin, low-level WC, tiled surround, heated towel rail, with a window to rear aspect.

#### **Outside**

Open plan front garden laid mainly to lawn with a path to the front door.

An enclosed rear garden laid mainly to lawn, enclosed by timber fencing, wall mounted garden hose, paved sun patio with a paved path to the rear gate. Garage situated in the rear block with an up and over door and parking in front.

#### **Tenure**

The property is leasehold held on a 999 year lease starting 20/1/1972. There is an annual ground rent of £13. per annum.



## Services

Mains water, gas, drainage and electricity are connected.

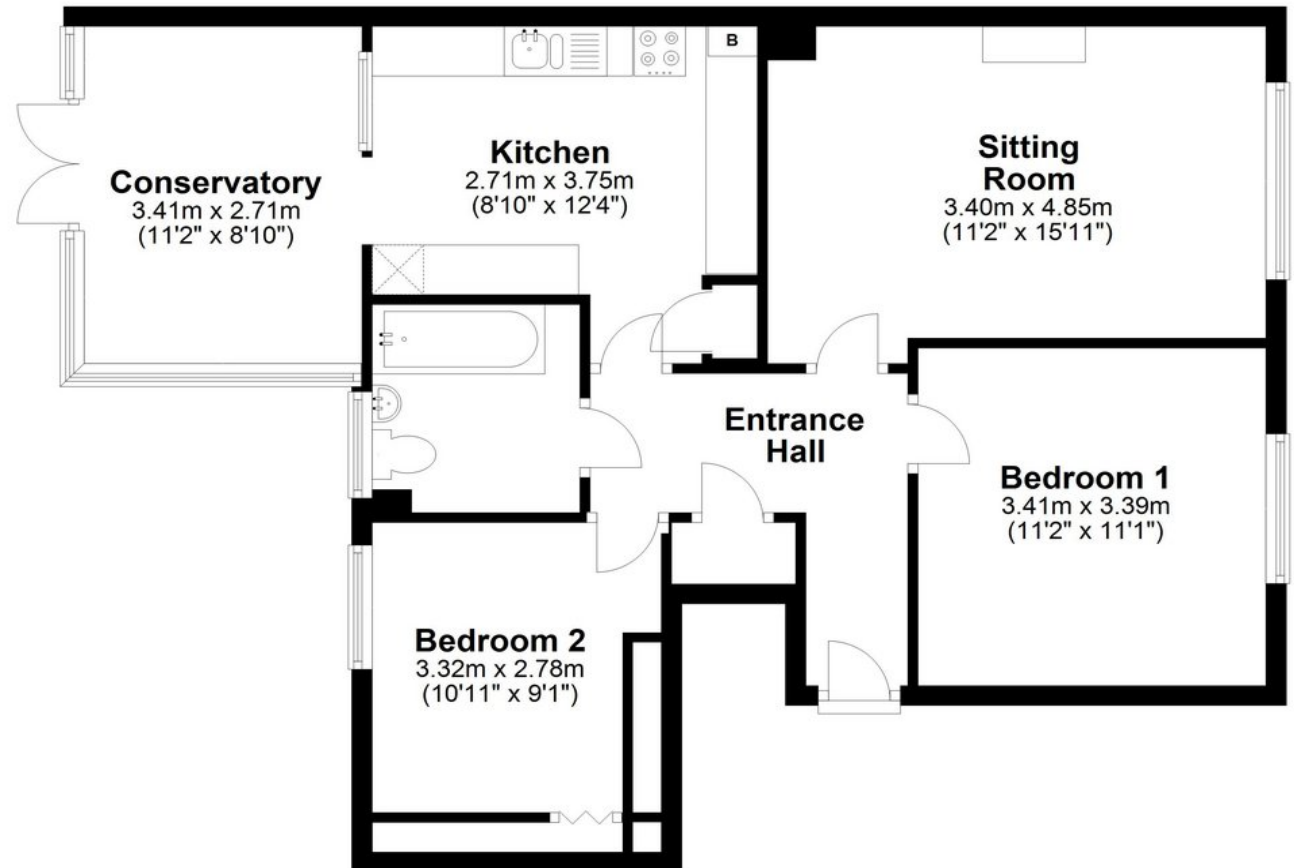
## Council Tax Band: B

East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS



## 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

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