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Residential sales, lettings & management





3 Chestnut Rise,  
Burwell,  
Cambridge, CB25 0BX

Pleasantly situated close to a green and forming part of a sought after development a 2 bedroom semi detached house with an enclosed garden, garage and off road parking.

Guide Price: £255,000



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, bank, 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 close to the entrance of this popular cul de sac a two bedroom semi detached house which has just benefitted from a redecoration. The house offers well designed accommodation complimented by an enclosed garden, single garage and off road parking.

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

## Ground Floor

### Hall

Entrance hall, radiator, built in cupboard with combination gas fired boiler.

**Kitchen** 2.68m (8'10") x 2.50m (8'2") max  
Fitted with a range of base and eye level units

with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer, plumbing for washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over, double glazed window to front.

**Sitting Room** 4.64m (15'3") x 3.59m (11'9")  
With a double glazed window to the rear, double radiator, stairs and door to the garden.

## First Floor

### Landing

**Bedroom 1** 3.64m (11'11") x 3.59m (11'9")  
Double glazed window to the rear, radiator.

**Bedroom 2** 3.67m (12') x 1.73m (5'8")  
Double glazed window to the side, radiator, access to loft space.

### Bathroom

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, double glazed window to the front, radiator, built in cupboard.

### Outside

The property has a front garden laid to lawn and a single **garage** (left hand garage) with an up and over door and drive to the front. The rear garden is laid to lawn with a paved patio, enclosed with a part brick walled and gate to the front.





## Services

Mains water, gas, drainage and electricity are connected.

## Tenure

The property is freehold.

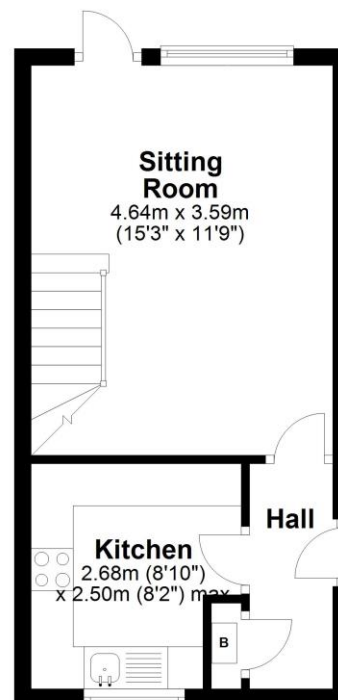
**Council Tax Band: B** East Cambridgeshire  
Forest Heath District Council

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



## Ground Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 53.4 sq. metres (574.3 sq. feet)



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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