



Toyse Lane, Burwell, Cambridgeshire  
Asking Price: £250,000



70 Toyse Lane  
Burwell  
Cambridge  
Cambridgeshire  
CB25 0DF

Offered for sale with no onward chain, a delightful two bedroom semi detached bungalow, prominently positioned towards the edge of this favoured village, benefiting from a gas fired central heating system, front and rear gardens and ample off road parking. EPC:D

Asking 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.

Offered for sale with the benefit of no onward chain, a really super opportunity to purchase a two bedroom semi detached bungalow. The property is pleasantly set back from the road behind a generous mature front garden and provides ample off road parking to the gravelled side driveway.

The property benefits from an attractive sitting room, modern fitted kitchen, two bedrooms, a generous modern shower room, spacious storage cupboard/walk in pantry, rear lobby and rear porch leading to the rear garden area.

With a gas fired central heating system, and double glazing, viewing is advised to really appreciate this superb home. In detail the accommodation includes:-

### **Entrance Hall**

With an entrance door, laminate flooring, doors to:

**Sitting Room** 4.46m (14'8") x 3.70m (12'2") max  
With a window to front aspect and a window to the rear aspect, double radiator, laminate flooring, storage cupboards.

**Kitchen** 4.32m (14'2") x 2.18m (7'2")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge, fridge/freezer and tumble dryer, electric point for cooker, wall mounted gas boiler serving the domestic heating system, with a window to front and rear aspects, storage cupboard with shelving, radiator, vinyl flooring, access to loft space, radiator.

**Bedroom** 3.09m (10'2") x 2.16m (7'1")  
With a window to front aspect, radiator, laminate flooring.

**Bedroom** 3.36m (11') x 3.25m (10'8")  
With a window to rear aspect, radiator, laminate flooring.

**Rear Lobby**  
Door to walk in pantry/storage cupboard, electric fuse box, doors to:

**Shower Room**  
A large and airy room fitted with three piece suite comprising tiled shower enclosure with hand attachment over, glass screen, low level wc, pedestal hand wash basin, with a window to side aspect, radiator, vinyl flooring.

**Rear Porch**  
Two windows to rear, window to side, door leading to rear garden area.



## Outside

The property is set back behind a delightful front garden bordered mainly by an established hedge and is laid mainly to lawn with an interesting array of ornamental trees, flowers and shrub borders. There is a gravelled area to the side of the home providing hard standing for vehicles and a pathway leading to the front door and to the gated rear garden area. The fully enclosed rear garden is laid mainly to lawn, with flowers and shrubs, seating area, timber garden shed.

## Services:

Mains water, gas drainage and electricity are connected.

## Council Tax: Band B

East Cambridgeshire District Council

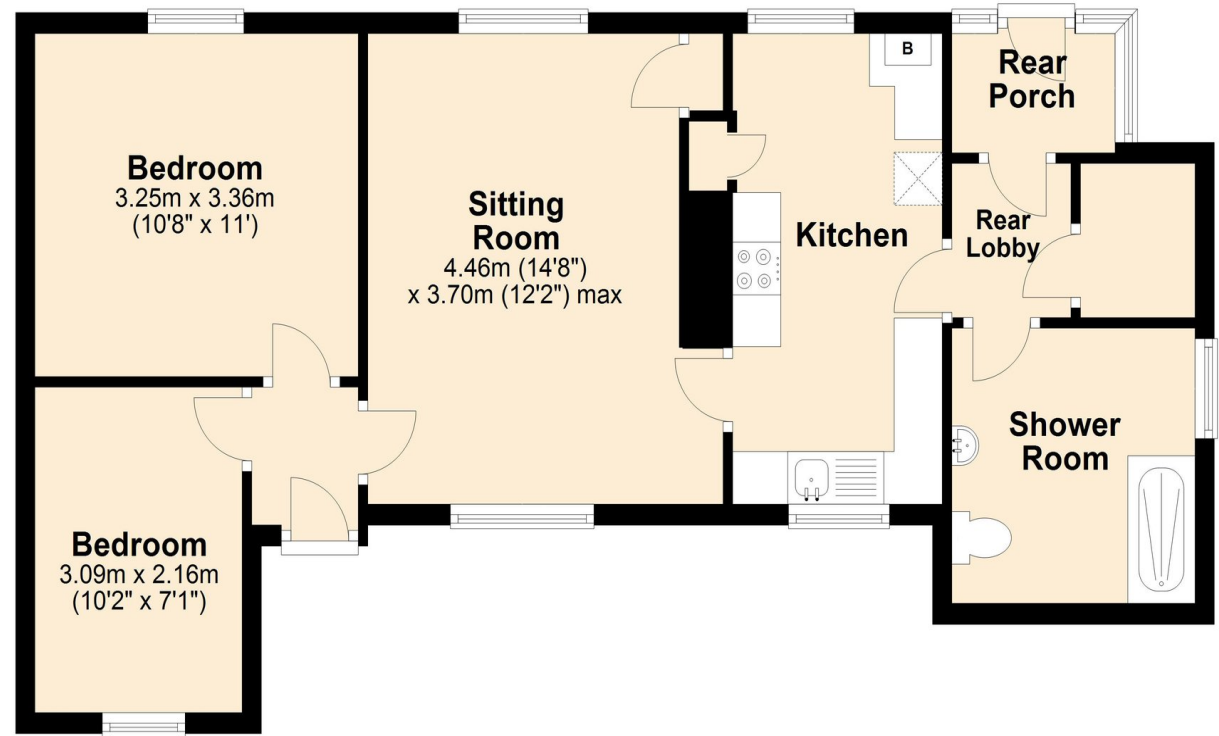
## Tenure

The property is freehold.

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

## Ground Floor

Approx. 59.4 sq. metres (639.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.9 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

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