



The Causeway, Burwell, Cambridgeshire

Pocock + Shaw

55 The Causeway
Burwell
Cambridgeshire
CB25 0DU

Delightfully named 'Ebenezer Cottage' is a charming Victorian end of terrace 2 bedroom home, centrally located in this highly desirable village. Beautifully updated and retaining many original features, the property is complimented by a long rear garden and a single garage at the rear, with additional off road parking.

Asking Price £310,000



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 and Cambridge North into London Liverpool Street and King Cross Stations.

This charming and beautifully presented Victorian end of terrace house offers fabulous accommodation over two floors. The home benefits from 2 bedrooms and is ideally positioned in a central position, in this much sought after and desirable village.

Beautifully updated in recent times and retaining many original features, the property is complimented by an attractive sitting room with a feature fireplace and wooden flooring, a generous open plan kitchen/dining room, first floor shower room, a long south facing rear garden and a detached single garage providing additional off street parking and within easy reach of facilities and excellent village amenities.

With the benefit of a gas fired central heating system and underfloor heating in the kitchen, in detail the accommodation includes:-

Ground Floor

Sitting Room 3.63m (11'11") x 3.24m (10'8")
With an entrance door, a window to the front aspect, wooden floor, fireplace with surround, radiator.

Kitchen/Dining Room 6.55m (21'6") max x 3.61m (11'10")
A lovely light and airy space with wooden flooring, underfloor heating and a fireplace with surround.

The kitchen area is fitted with a matching range of cupboards with worktop space over, a 1 + 1/4 bowl sink with single drainer, mixer tap and tiled surround. Plumbing and space for a washing machine, integrated slimline dishwasher, electric oven, 4 ring gas hob with extractor fan over, two windows to the rear aspect and a large useful built in under stairs storage cupboard. Door leading to the rear garden and shingle side pathway to the front of the property.

First Floor

Landing
With access to loft space, carpet flooring.

Bedroom 1 3.64m (11'11") max x 3.24m (10'8")
With a large window to the front aspect, wooden floor, radiator.

Bedroom 2 3.75m (12'4") max x 2.14m (7')
Window to the rear aspect, built-in storage cupboard housing the boiler with additional hanging space and shelving, carpet flooring, radiator.

Shower Room
Fitted with three piece suite comprising large tiled shower enclosure with fitted shower above, glass sliding screen door, hand wash basin with cupboard under, tiled surround and low-level WC, a window to the rear aspect and a heated towel rail.

Outside
The property is set prettily behind a front garden laid mainly to lawn with a paved pedestrian pathway leading to the front door. There is a shingle pathway side access to the rear garden and a shared right of way.

The long rear garden is laid mainly to lawn, a patio area and an established selection of plants and shrubs, a pathway leads the detached garage at the end of the garden.

Services
Mains water, gas, drainage and electricity are connected.



Tenure

The property is freehold.

Internet connection: Basic:18Mbps, Superfast:, 80Mbps, Ultrafast: 330Mbps.

Mobile phone coverage by the four major carriers available.

The property is in Burwell North Street conservation area.

The property is of standard construction.

The property is in a no flood risk area.

The property has a registered title.

Agents Note

There is a pedestrian right of way immediately to the rear providing access to the adjoining properties.

EPC: C

Council Tax Band: B

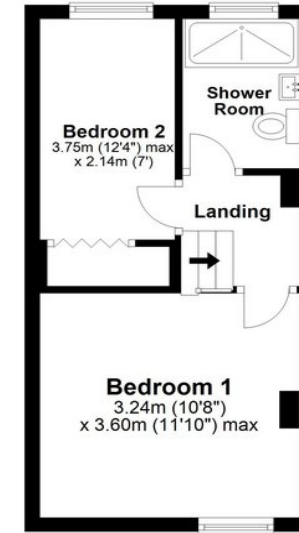
East Cambridgeshire District Council

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

Ground Floor



First Floor



Total area: approx. 57.0 sq. metres (613.5 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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