



Old School Close Burwell

Pocock + Shaw

21 Old School Close
Burwell
Cambridge
Cambridgeshire
CB25 0AS

A hugely improved and beautifully updated two bedroom terraced home attractively situated in a well regarded cul de sac location in this highly desirable village. EPC:C

Asking Price £225,000



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, 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 stylishly presented and recently updated home is attractively situated in a highly regarded cul de sac location nearby excellent schooling and village amenities. The accommodation comprises an entrance porch, attractive sitting room, open plan kitchen/dining room, two bedrooms and a modern bathroom to the first floor. Nearby are two allocated parking spaces, and with a low maintenance rear garden, an early viewing is advised to really appreciate this lovely home.

Ground Floor

Porch

With an entrance door, window to side aspect, wooden laminate flooring, glazed panel door leading to:

Sitting Room 4.99m (16'4") x 3.66m (12')

With a bay window to front aspect, understairs storage cupboard, wooden laminate flooring, electric wall mounted storage heater, stairs rising to first floor, open plan to:

Kitchen 3.66m (12') x 3.66m (12')

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 washing machine, space for fridge and freezer, fitted electric oven with four ring electric hob, window to rear aspect, laminate flooring, programmable electric wall mounted heater unit with timer, double door to rear garden area.

First Floor

Landing

With access to loft space, fitted carpet.

Bedroom 1 4.05m (13'3") max x 3.66m (12') max

With a window to front aspect, over-stairs storage cupboard with useful shelving and housing the hot water cylinder with timer control panel, fitted carpet, programmable electric wall mounted heater with timer.

Bathroom

Fitted with three piece suite comprising bath with mixer tap and glass screen, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, wall mounted medicine cabinet, window to rear aspect, heated towel rail, full height bathroom wall panels, laminate flooring.

Bedroom 2.09m (6'10") x 2.07m (6'9") plus 1.27m (4'2") x 1.27m (4'2")

With a window to rear aspect, programmable electric wall mounted heater with timer, carpet flooring.

Outside

The front garden area is laid mainly with gravel with spaces for pots and plants, with a pathway to the front door.



There are two allocated parking spaces in the adjoining car park area, to the side.

The low maintenance paved rear garden with flower borders is fully enclosed by timber panelled fencing, a timber garden shed, a pathway a pedestrian gate leading to the rear and parking area.

Tenure

The property is freehold.

Services

Mains water, drainage and electricity are connected.

The property is not in a conservation area.

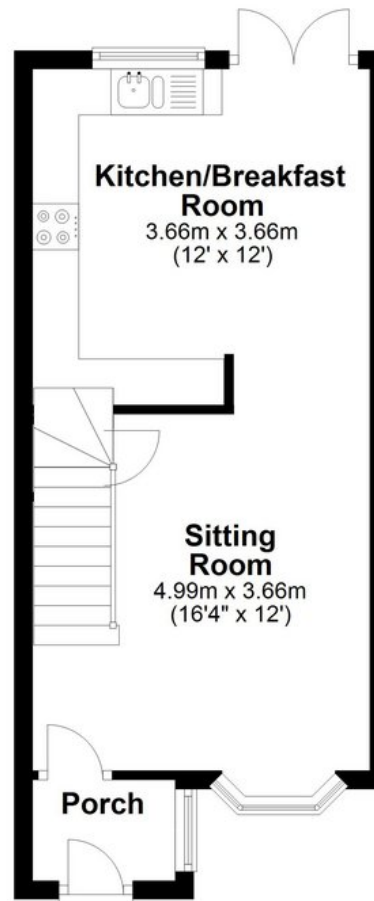
The property is in a low flood risk area.

Council Tax Band: B

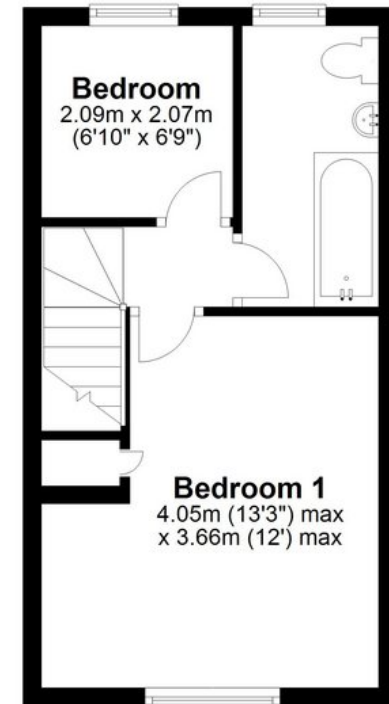
East Cambridgeshire District Council

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

Ground Floor



First 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

