



Westhorpe, Burwell CB25 0DJ

Guide Price £244,950

MA
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Westhorpe, Burwell CB25 0DJ

A modern semi-detached bungalow set at the end of a no-through road and located in the heart of this thriving village.

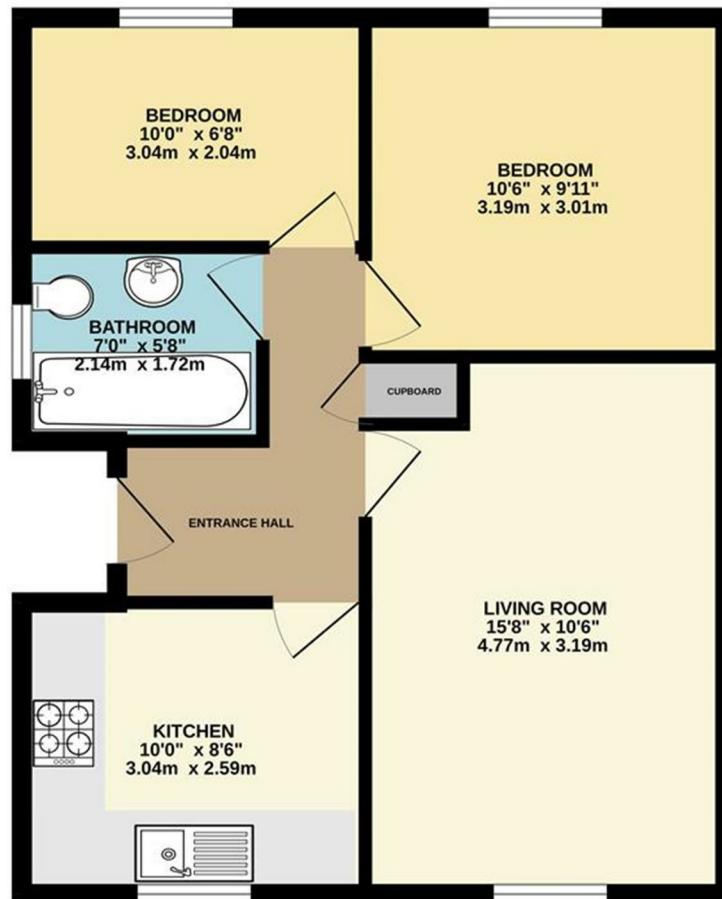
Boasting accommodation to include entrance hall, living room/dining room, kitchen, two bedrooms and bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden and garage facilities with additional parking.

No chain – viewing recommended.

Entrance Hall With uPVC entrance door, airing cupboard and doors leading on to:	low level WC, pedestal hand basin, uPVC window to side aspect.	Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload Mobile Signal/Coverage – Ofcom advise likely on all networks Rights of Way, Easements, Covenants – None that the vendor is aware of Location – What 3 Words - bandstand.slower.novels
Kitchen 9'11" x 8'5" With a range of fitted wall and base units, integrated electric oven and hob with extractor over, wall mounted gas boiler, space and plumbing for washing machine and dishwasher, space for fridge freezer, uPVC window to front aspect.	Externally The property is approached via a driveway leading to the garage, with a gravelled front garden offering. Side access leads to the rear enclosed garden laid mainly to lawn.	
Living Room 15'7" x 10'5" With radiator and uPVC window to front aspect.	PROPERTY INFORMATION EPC - Tenure - Freehold Council Tax Band - B (East Cambs) Property Type - Semi-Detached Bungalow Property Construction – Standard Number & Types of Room – Please refer to the floorplan Square Meters - Parking – Electric Supply - Mains Water Supply – Mains Sewerage - Mains Heating sources - Gas Broadband Connected - tbc	
Bedroom 1 10'5" x 9'10" With radiator and uPVC window to rear aspect.		
Bedroom 2 9'11" x 6'8" With radiator and uPVC window to rear aspect.		
Bathroom 7'0" x 5'7" With panelled bath with shower attachment over,		

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

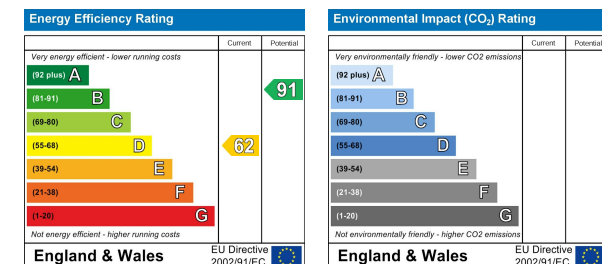


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TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Modern Semi-Detached Bungalow**
- **2 Bedrooms**
- **Driveway and Ample Parking**
- **Garage**
- **No Through Road**
- **47.3 Sq Metres**
- **NO CHAIN**



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

