

Priory Close, Burwell
Cambridgeshire, CB25 0HW
Guide Price £279,000

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Priory Close, Cambridgeshire, CB25 0HW

A superb family home standing within this popular residential area and locate in this traffic free and peaceful setting.

Rather deceptive and offering extensive rooms of around 1048 square ft, this property offers accommodation to include entrance hall, living room, kitchen/breakfast room, dining room, conservatory, three bedrooms and bathroom.

Externally the property offers a fully enclosed garden and garage en-bloc.

No chain and offering outstanding value for money.

Entrance Hall
With staircase rising to the first floor, radiator and door leading through to the:

Living Room
15'2" x 13'7"
Good sized living room with bricked fireplace, TV connection point, radiator, window to the front aspect and door leading through to the:

Dining Room
16'11" x 8'1"
With radiator and window to the rear aspect.

Kitchen/Breakfast Room
16'6" x 9'10"
Fitted with a range of matching eye and base level wooden storage units and working surfaces over, inset sink and drainer with mixer tap over, tiled splashback areas, built in oven and microwave, induction hob, space and plumbing for a washing machine, useful storage cupboard, radiator, tiled flooring and door leading out to the:

Conservatory
9'5" x 6'4"
With windows surrounding and sliding door out to the rear garden.

First Floor
With access to loft space and airing cupboard.

Bedroom 1
12'0" x 8'11"
Double bedroom with radiator and window to the front aspect.

Bedroom 2
11'5" x 9'10"
Double bedroom with radiator and window to the rear aspect.

Bedroom 3
9'1" x 6'7"
With radiator and window to the front aspect.

Bathroom
Four piece suite bathroom comprising of a low level WC, pedestal hand basin, panelled bath, walk in shower, tiled walls, radiator and obscured window to the rear aspect.

Outside - Rear
Low maintenance garden with pedestrian gate to the rear.

Outside - Front
Enclosed frontage with pathway leading up to the front entrance.

Garage En-Bloc
With up and over door.

Property Information:
EPC -
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Mid Terrace
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters -
Parking – Garage En Bloc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
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

About Burwell:
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops, pubs, essential amenities such as a primary school, post office, and a health centre. including a convenience store The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket.



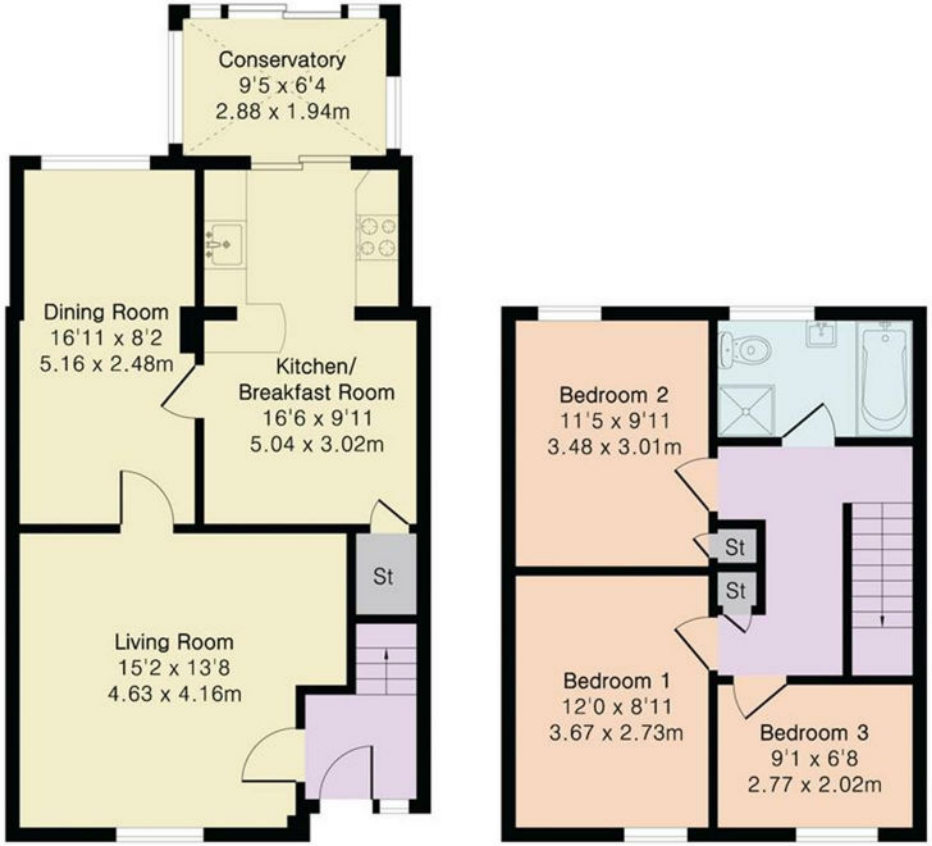




Approximate Gross Internal Area 1048 sq ft - 97 sq m

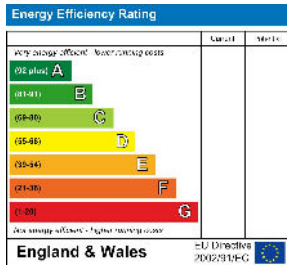
Ground Floor Area 614 sq ft – 57 sq m

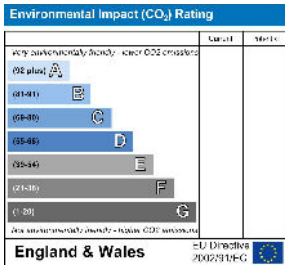
First Floor Area 434 sq ft – 40 sq m



Ground Floor First Floor







PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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