

**Montford Close,**
**Burwell, Cambridgeshire CB25 0RF**
**Guide Price £175,000**

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# Montford Close, Burwell, Cambridgeshire CB25 0RF

**A smartly presented one bedroom set on the outskirts of the village centre with the distinct advantage of garaging and garden.**

**Cleverly planned and enjoying a vaulted ceiling to living room, this property also benefits from kitchen, one double bedroom and bathroom.**

**Ideal for a first time buyer or investment.**

## Accommodation Details

### Entrance Hall
Storage cupboard, door leading through to:

### Living Room
14'6" x 12'0"
Staircase rising to first floor, radiator, door leading through to kitchen, French doors leading out to rear garden.

### Kitchen
10'9" x 7'9"
Fitted with a range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, electric oven, space for fridge freezer, wood effect flooring, window to the side aspect.

### Bedroom
15'2" x 14'6"
Storage cupboard, radiator, window to the side aspect.

### Bathroom
7'9" x 5'7"
Suite comprising low level WC, hand wash basin and panelled bath with shower over, obscured window to the side aspect.

### Outside
Garden laid to lawn with gated access.
To the side of the property there is a small courtyard garden, with timber fencing.
Garage and parking.

## PROPERTY INFORMATIOM
EPC - C
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 39 SQM
Parking – Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 59Mbps download, 13Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



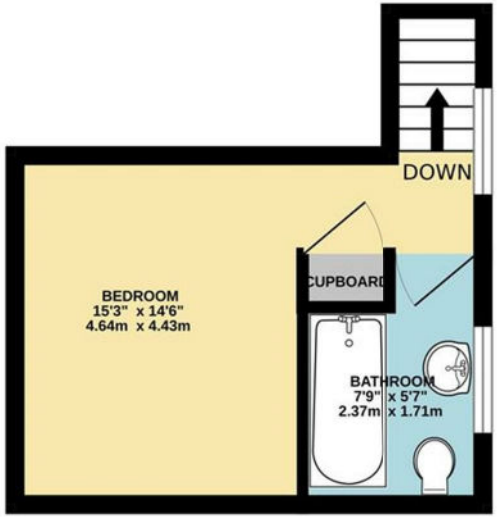




GROUND FLOOR
258 sq.ft. (24.0 sq.m.) approx.




1ST FLOOR
170 sq.ft. (15.8 sq.m.) approx.



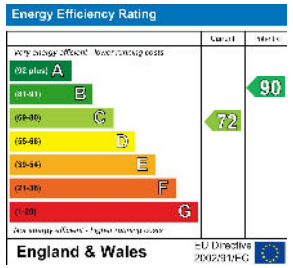

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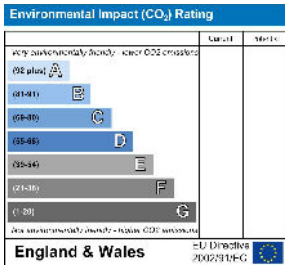
TOTAL FLOOR AREA : 428 sq.ft. (39.8 sq.m.) approx.

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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- **Smartly Presented**
- **On Outskirts of Village**
- **Ideal for First Time Buyers**
- **Investment Opportunity**
- **Vaulted Ceiling**
- **Viewing Essential**




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.


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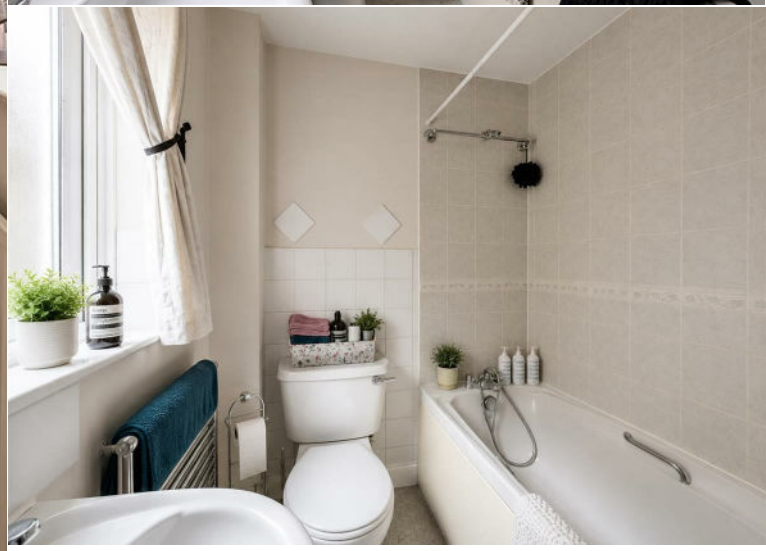







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