

Ness Road, Burwell
Cambridge, CB25 0DA
£250,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Ness Road, Cambridge, CB25 0DA

A delightful semi detached bungalow in the highly regarded and well served village of Burwell.

The property is available with no onward chain and comprises of a living room/diner, a kitchen, two good sized bedrooms, a bathroom and a conservatory/summer house.

Outside there is an enclosed rear garden with flower and shrub borders, a summer house and a detached garage with a driveway that provides additional off road parking.

Must be seen to be fully appreciated.

Living/Dining Room
15'10" x 11'8"
Window to front aspect.

Kitchen
8'3" x 7'8"
Fitted with a range of eye and base level units with worktop over. Stainless steel sink with mixer tap over, with space for white goods. Windows to front and side aspect.

Bathroom
6'3" x 5'6".
Suite comprising of a walk-in shower cubicle, WC and a pedestal Sink basin. Window to side aspect.

Bedroom 1
11'8" x 9'6"
Built in storage, window to rear aspect.

Bedroom 2
10'2" x 9'6"
Window to rear aspect.

Loft Conversion
Accessed via the hallway, the loft has been fully boarded and plastered and provides ample storage with the potential to be a habitable room, subject to the relevant planning permissions.

Garage
16'4" x 9'4"
Single garage with up and over roller door. Side door to access garage.

Conservatory
9'3" x 6'11"
Windows surrounding with french doors for access.

Outside Front
Paved pathway leading to front door and also to side to access rear garden.

Outside Rear
Fully Enclosed mainly laid to patio with a lawned area. Boarded with mature shrubberies.

Property Details
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Semi-detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 68.2 SQM
Parking – Driveway/Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 35Mbps download, 7Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

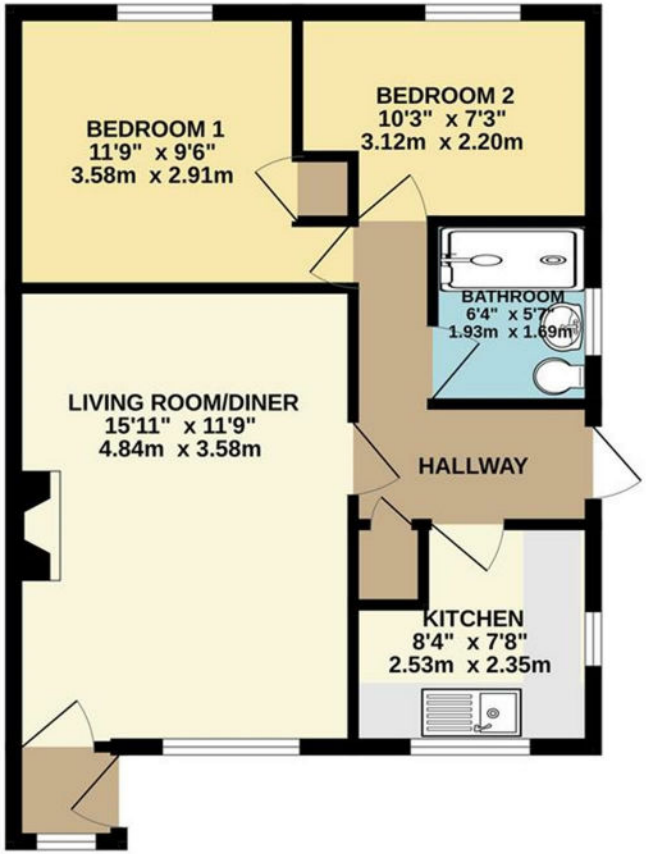
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. 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, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities

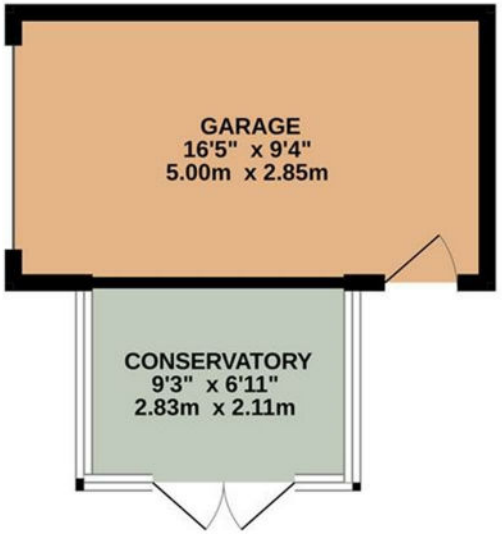






GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



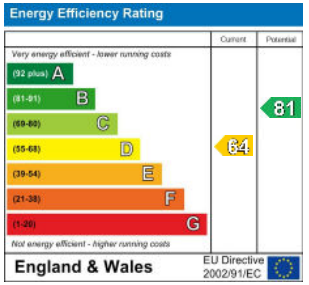


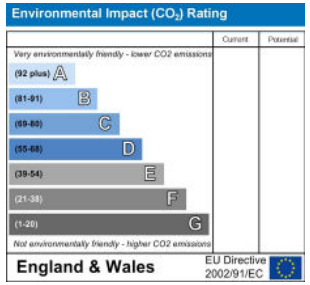
TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

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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- **Highly Regarded Village**
- **Generous Bedrooms**
- **Conservatory/Summer House**
- **Garage**
- **Fully Enclosed Garden**
- **No Onward 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.









