


**Ness Road**
**Burwell, CB25 0AA**
**Guide Price £215,000**

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# Ness Road, Burwell, CB25 0AA

A superb opportunity to purchase this spacious, 2 bedroom property in the ever-popular village of Burwell.

Needing modernisation throughout, this is a great opportunity to create a stunning Victorian home.

With entrance hall, reception room, dining room and kitchen to the ground floor and 2 double bedrooms and spacious bathroom to the first floor.

Externally the property offers a generous garden with outbuildings and a garage to the rear.

NO CHAIN.







## Hallway
With staircase rising to the first floor, storage heater and door through to the:

## Reception Room 12'8" x 11'0" (3.87 x 3.36)
Spacious room with featured fireplace, storage heater and window to the front aspect.

## Dining Room 12'7" x 12'0" (3.85 x 3.66)
With featured fireplace, useful storage cupboards, storage heater and door leading through to the:

## Kitchen 10'1" x 6'11" (3.08 x 2.12)
With eye and base level storage units and working surfaces over, stainless steel sink, storage heater, window and external door to the side aspect.

## First Floor
With access to storage cupboard, bedrooms and bathroom.

## Bedroom 1 16'3" x 10'11" (4.96 x 3.35)
Double bedroom with storage cupboard, storage heater and dual aspect windows to the front.

## Bedroom 2 12'0" x 8'3" (3.66 x 2.53)
Double bedroom with storage heater and window to the rear aspect.

## Bathroom
Three piece suite comprising a low level WC, hand basin, panelled bath with shower head attachment, part tiled walls and obscured window to the rear aspect.

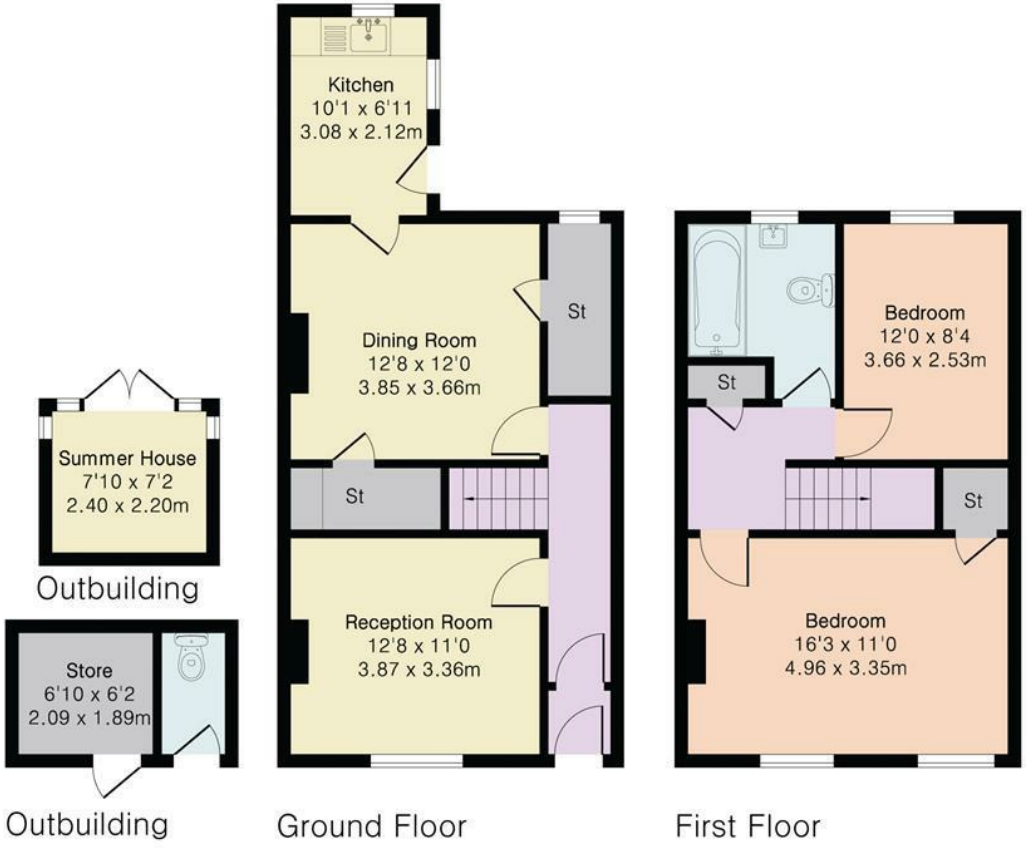
## Outside - Front
Shrubbery adding a degree of privacy. Pathway leading up to the front entrance.

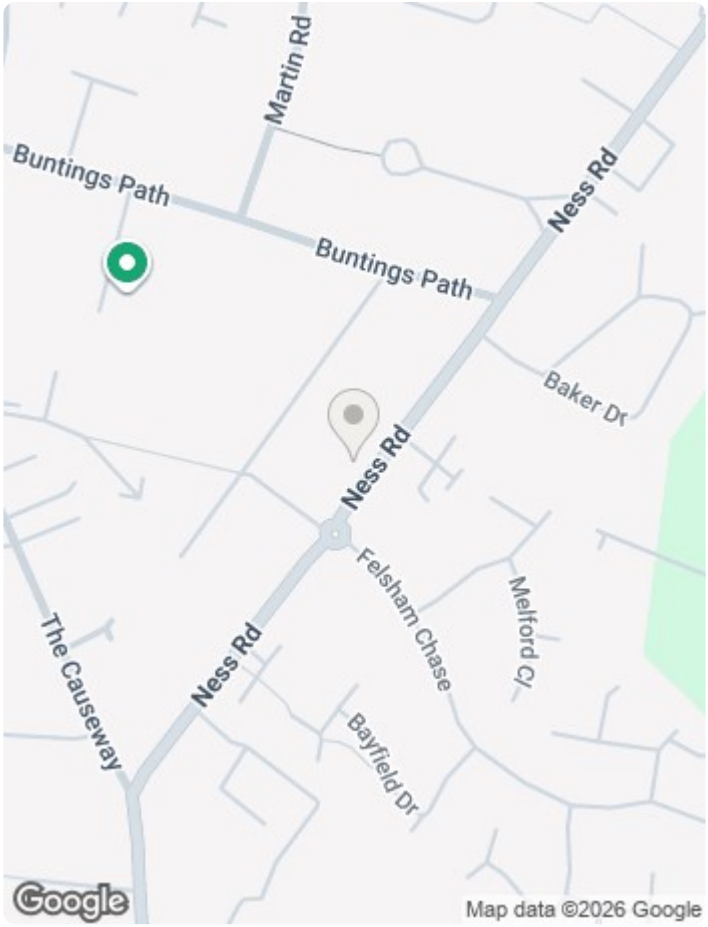
## Outside - Rear
Enclosed rear garden with summer house and outbuilding with a WC and storage area. Access to garage.

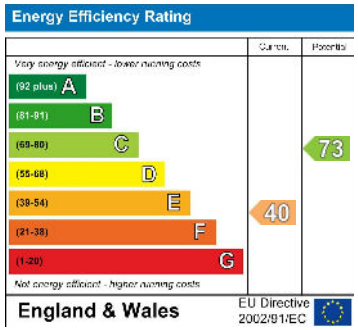
## Property Information:
EPC - TBC
Tenure - Freehold
Council Tax Band - B (East Cambridgeshire)
Property Type - Terraced
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 89 sqm
Parking – Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Storage Heaters
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise 'good' on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

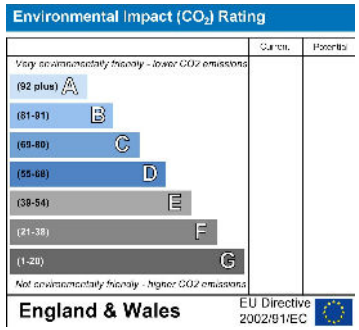
## About Burwell
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health 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.

**Approximate Gross Internal Area 955 sq ft - 89 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 514 sq ft – 48 sq m
First Floor Area 441 sq ft – 41 sq m
Outbuilding Area 122 sq ft – 11 sq m




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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