



**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 INFORMATION

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,

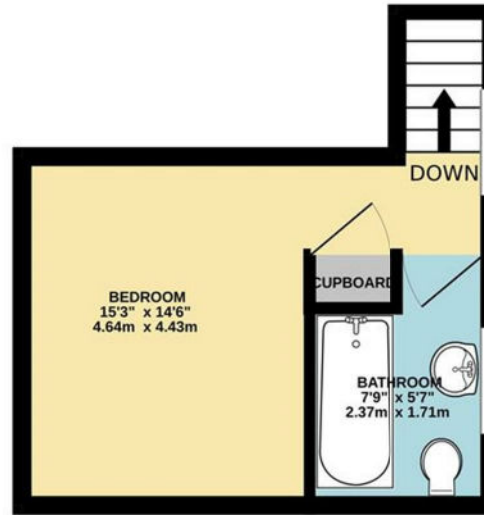
Covenants – None that the vendor is aware of



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



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

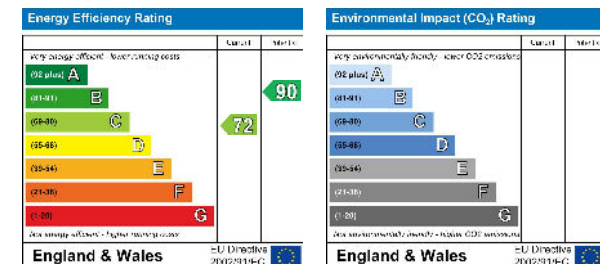


10 MONTFORD CLOSE, BURWELL, CB25 0RF

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**



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