



Ness Road Burwell Cambridge

Pocock + Shaw

9 Ness Road  
Burwell  
Cambridgeshire  
CB25 0AA

A much improved end of terrace,  
2 double bedroom cottage of  
immense character, deceptively  
spacious, attractively presented and  
set in a desirable central village  
location.

Unusually benefitting from a 100ft  
rear garden with a very useful 25ft x  
17ft car port with additional parking  
beyond. EPC:D

Guide Price £290,000



Burwell is situated in pleasant countryside approximately eleven miles northeast of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, Anglican and non conformist churches, post office, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

A charming end of terrace 2 double bedroom cottage of character, ideally positioned within this thriving village, superbly presented accommodation comprising an attractive, light and airy sitting room with period style fire place, a delightful spacious fitted kitchen/diner with plenty of under stair pantry storage space, inner rear lobby, modern fitted ground floor bathroom. To the first floor are 2 generous double bedrooms.

Outside the property is approached via a gated pathway set behind a low brick wall, leading to the front door, and with side access leading to the rear. The 100ft rear garden is enclosed and leads to a very useful 25ft x 17ft car port with additional parking beyond. With the benefit of a gas radiator heating system in detail the accommodation includes:-

### Ground Floor

#### **Sitting Room** 3.81m (12'6") x 3.32m (10'11")

With a window to the front, period style fireplace with cast iron grate having decorative tiling, wooden surround, double radiator, wood laminate flooring, central heating thermostat and control panel, recessed ceiling spotlights, door to:

#### **Inner Lobby**

Stairs to the 1st floor.

#### **Kitchen/Dining Room** 3.81m (12'6") x 3.33m (10'11")

Fitted with a matching range of base and eye level units with natural wood worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, and tumble drier, fitted electric oven, four ring gas hob with extractor hood over, window to the rear, radiator, quarry tiled flooring, recessed ceiling spotlights, under lighting, under stair pantry storage cupboard.

#### **Rear Porch**

Door to outside.

#### **Bathroom**

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin, low-level WC, tiled splashbacks, electric fan heater, extractor fan, window to the side, radiator.

### First Floor

#### **Landing**

#### **Bedroom 1** 3.82m (12'6") x 3.32m (10'11")

Window to the front, period style cast iron fireplace, double radiator, telephone point, TV point, built in cupboard.

#### **Bedroom 2** 3.81m (12'6") x 3.35m (11')

Window to the rear, double radiator, telephone point, TV point.

#### **Outside**

Immediately to the rear of the property is a forecourt area with gate to the main garden. The neighboring property has a right of way by the forecourt area to the front.

The rear garden is about 100ft long and is laid to lawn with a patio area, timber garden shed, shingle area with raised veg planters. Beyond is a substantial car port (25ft x 17ft), open at the garden end but has two garage doors to the front. There is power and water supply. Beyond the car port is a concrete hard standing area with space for several cars.



### Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: B** East Cambridgeshire District Council

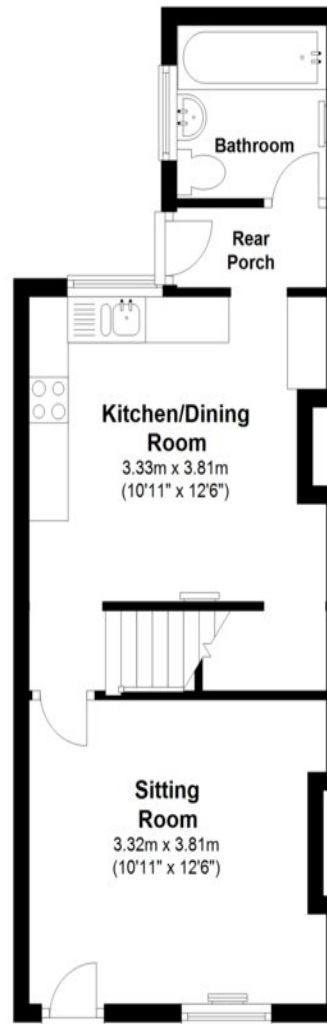
### Tenure

The property is freehold.

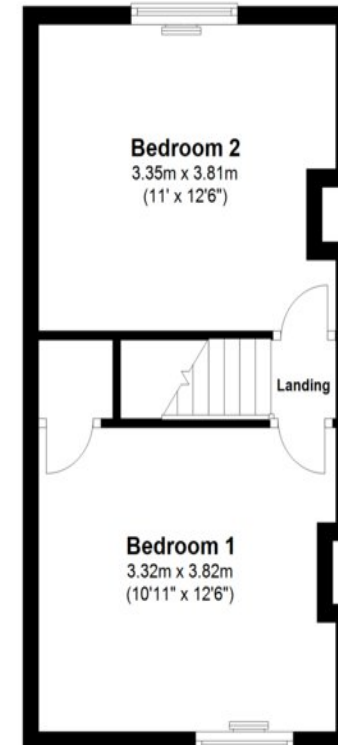
**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS



### Ground Floor



### First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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