

pocock & shaw

Residential sales, lettings & management



48 Martin Road
Burwell
Cambridge
CB25 0DL

A superb opportunity to purchase a semi-detached bungalow, situated at the head of a pleasant cul de sac nestled amongst a cluster of similar properties. Nearby excellent schooling, useful transport links and within striking distance of village shops and excellent local amenities. EPC:C

Guide Price £247,500



This well presented and centrally located semi detached bungalow benefits from a double aspect sitting room, fitted modern kitchen, rear lobby and separate utility room, with two generous bedrooms and a modern shower room.

Situated close to the centre of this busy and thriving village the property is complimented by generous front and rear gardens and ample off road parking.

Burwell is situated in pleasant countryside approximately eleven miles north east 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, a church, 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 into London's Liverpool Street and King's Cross Stations.

With the benefit of a recently installed gas boiler and with double glazing, in detail the accommodation comprises:-

Entrance Hall

With an entrance door, radiator, carpet flooring, door to storage cupboard, door to airing cupboard.

Sitting Room 5.49m (18') x 3.16m (10'5")

A lovely light and airy room with two large picture windows to front aspect, French doors leading to the patio and garden area at rear, radiator, wall mounted uplighters, fitted carpet flooring.

Kitchen 2.82m (9'3") max x 2.65m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer taps, space for fridge, electric point for cooker, with a window to rear aspect, pantry cupboard with shelving.

Shower Room

Fitted with a three piece suite comprising shower enclosure, electric shower over, low level wc, corner fitted hand wash basin, mixer taps, fully tiled surround, laminate flooring, radiator.

Bedroom 1 3.58m (11'9") x 3.20m (10'6")

With a large picture window to front aspect, radiator, fitted carpet.

Bedroom 2 4.17m (13'8") max x 2.49m (8'2") max

With a large window to rear aspect, radiator, fitted carpet, two storage cupboards.

Rear Lobby

Housing the wall mounted boiler unit, storage space for coats and shoes.

Utility Room

Space for fridge/freezer and space and plumbing for washing machine, with a window to side aspect, fitted spotlights, radiator.

Outside

Nestled in the corner of a quiet residential cul de sac, the property is set behind a large front garden laid mainly to lawn with a gravelled parking area and low picket fence. The fully enclosed rear garden with paved patio area is laid mainly to lawn with an array of plants and shrubs borders, timber garden shed.

Services

Mains water, gas, drainage and electricity are connected.

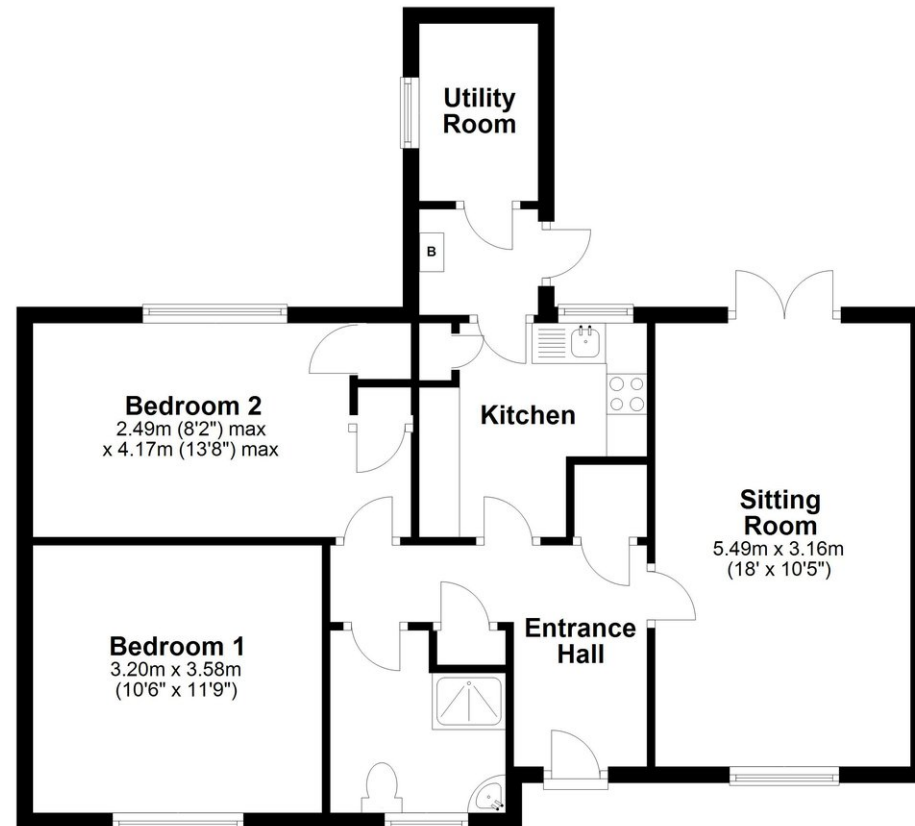
Council Tax Band: B East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. KS





Ground Floor



pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

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