



**7 Abbey Close**  
**Burwell, Cambridgeshire CB25 0HN**  
**Guide Price £294,950**

## 7 Abbey Close, Burwell, Cambridgeshire CB25 0HN

PUBLIC NOTICE - 7 Abbey Close - We are in receipt of an offer of £290,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

An extended semi-detached family home pleasantly situated in a rarely available cul-de-sac overlooking an open green located centrally within this ever popular thriving village.

Offering scope for further improvement, this property enjoys accommodation to include an entrance hall, cloakroom, sitting room, kitchen with side lobby (potential utility), conservatory, three bedrooms and a first floor family bathroom. Double glazed throughout and benefiting from gas fired central heating.

Complete with a fully enclosed rear garden and garage with parking to the front.

Offered for sale with the distinct advantage of no onward chain.

EPC (TBC)

### Accommodation Details

Glazed front door with glazed panel to the side leading through to:

#### Entrance Hall

With staircase rising to the first floor, radiator, access and door leading through to:

#### Living/Dining Room 18'0" x 11'11" (5.49m x 3.63m)

With window to the rear aspect, sliding patio doors leading through to the conservatory, built in storage cupboard, feature fireplace to the side, TV aerial connection point, radiator.

#### Conservatory 10'2" x 6'1" (3.10m x 1.85m)

Fully glazed with door leading to the rear garden, tiled flooring.

#### Kitchen/Breakfast Room 11'7" x 12'6" (3.53m x 3.81m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, floor mounted boiler, tiled flooring, ample room for dining table and chairs, radiator, window to the front aspect, access and door leading through to:

#### Side Lobby

With potential to be a utility area, tiled flooring, window to the side aspect, glazed door leading to the rear garden.

#### Cloakroom

Comprising low level WC and pedestal wash hand basin, vinyl flooring, high level window to the front aspect.

#### First Floor Landing

With access to loft space, access and door leading through to:

#### Bedroom 1 11'7" x 12'9" (3.53m x 3.89m)

With window to the front aspect, built in wardrobe, radiator.

#### Bedroom 2 9'3" x 11'11" (2.82m x 3.63m)

With window to the rear aspect, radiator.

#### Bedroom 3 8'5" x 7'6" (2.57m x 2.29m)

With window to the rear aspect, radiator.

#### Bathroom 6'2" x 7'3" (1.88m x 2.21m)

With suite comprising panel bath with plumbed shower over, pedestal wash hand basin and low level WC, part tiled walls, radiator, high level windows to the front aspect.

#### Outside - Front

Wrap around front garden laid to lawn with a variety of mature plants/shrubs. pathway with step leading to the front door, gated access to rear garden, access to:

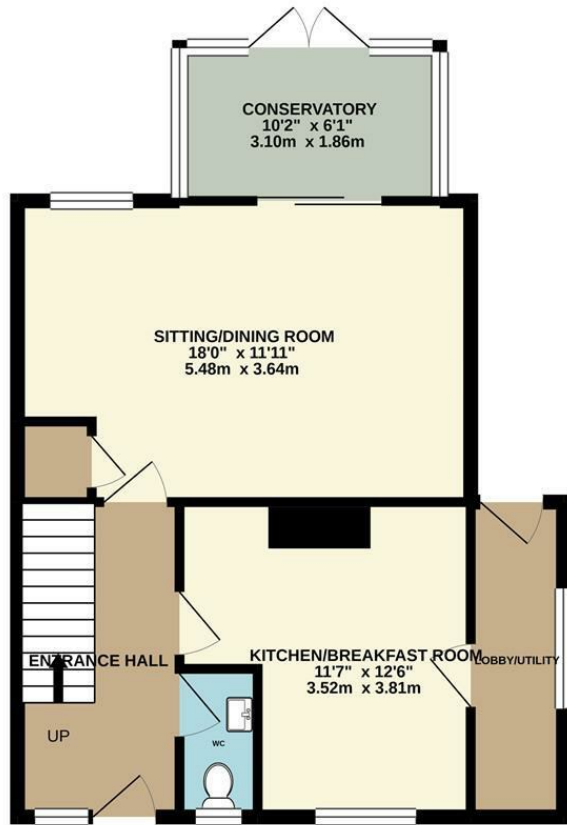
#### Garage

Single garage with up and over style door, off road parking to the front.

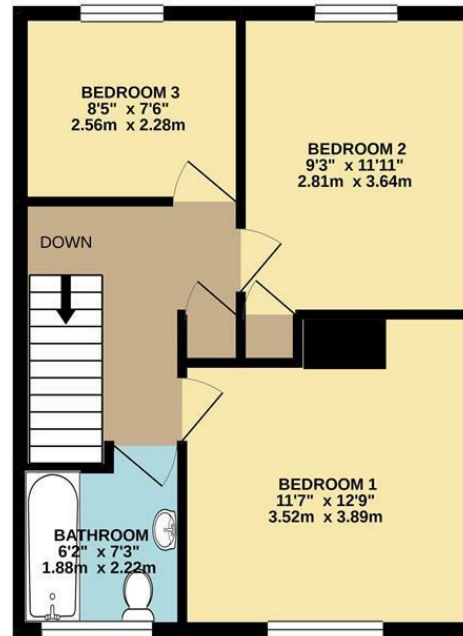
#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a variety of mature plants/shrubs, paved patio/seating area.

GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | A         | A  | A         |
| B                        | B         | B  | B         |
| C                        | C         | C  | C         |
| D                        | D         | D  | D         |
| E                        | E         | E  | E         |
| F                        | F         | F  | F         |
| G                        | G         | G  | G         |

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