



MA
Morris Armitage
01638
www.morris
for sale

25 The Avenue
Burwell, Cambridgeshire CB25 0DE
Guide Price £265,000

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk

25 The Avenue, Burwell, Cambridgeshire CB25 0DE

An established and end of terrace family home tucked away towards the end of a quiet no-through road and positioned within close proximity to the centre of this popular and well served village.

Requiring some cosmetic updating this property comprises surprisingly spacious accommodation to include an entrance porch, living room, kitchen/breakfast room, rear conservatory, bathroom and three generously proportioned bedrooms. Benefiting from double glazing and recently installed gas fired central heating system.

Externally the property offers a mature south facing rear garden with long driveway leading to garage.

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

EPC (E)

Accommodation Details

Entrance Hall

Staircase rising to the first floor, door to:

Living Room 17'10" x 12'8" (5.44 x 3.88)

With window to the front aspect, radiator, gas fireplace, understairs cupboard, television aerial connection point.

Kitchen 10'0" x 8'9" (3.07 x 2.69)

Fitted with a matching range of eye level and base storage units with worktop surfaces, sink and drainer with mixer tap, built-in oven, with gas hob and extractor hood above, space for tall fridge freezer, tiled splashbacks, double glazed

window to the rear aspect and door leading out to the conservatory.

Conservatory 9'4" x 6'2" (2.87 x 1.88)

Bedroom 1 14'9" x 9'10" (4.51 x 3.02)

Window to front aspect.

Bedroom 2 8'5" x 11'9" (2.57 x 3.6)

Window to rear aspect.

Bedroom 3

Window to rear aspect.

OUTSIDE

Front

Storm porchway, driveway leading to rear garden and garage, lawn area with mature hedging to the front.

Rear Garden

Paved patio area, brick built shed, lawn area.

AGENT NOTE:

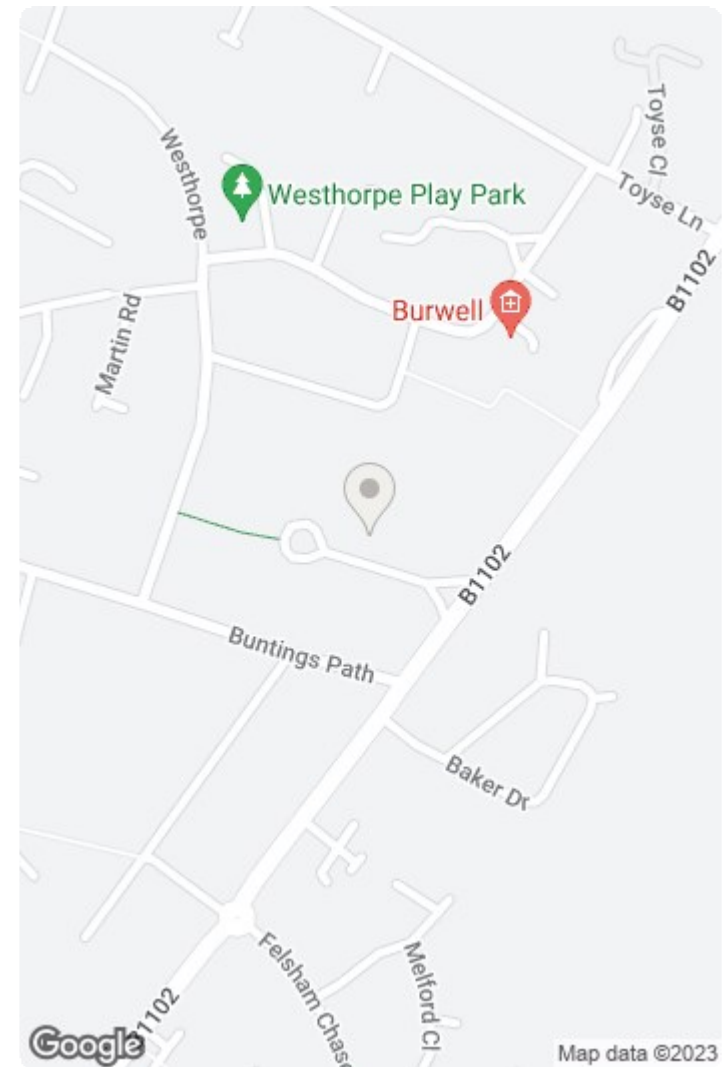
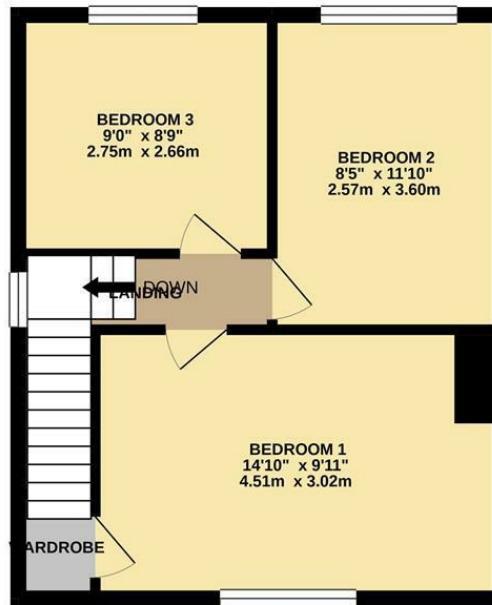
The adjoining house has right of way over the rear and side of the property.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

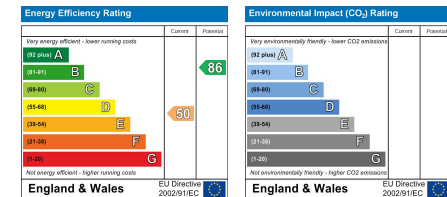


1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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