



**18 Railway Close**  
**Burwell, Cambridgeshire CB25 0DW**  
**50% Shared Ownership £120,000**

## 18 Railway Close, Burwell, Cambridgeshire CB25 0DW

A modern two bedroom home positioned in a small development of similar properties towards the edge of this popular village and is ideally positioned for access to Cambridge, Ely and Newmarket.

The property offers spacious and immaculately presented accommodation comprising an entrance hallway, cloakroom, modern well equipped kitchen, living/dining room with French doors to garden, two generous double bedrooms and a bathroom with shower over the bath on the first floor.

Outside, the rear garden is enclosed and laid with feature stone garden with a paved patio area, garden shed and pedestrian gate which leads to the one allocated space in the communal off-road parking area.

Offered for sale on a 50% share basis - £242.65 rent payable per month through Sanctuary Hereward.

EPC (C)

### Entrance Hall

Radiator, stairs leading to first floor, door to:

### Cloakroom

Low level WC, pedestal wash hand basin, double glazed obscure glass window to front aspect, radiator.

### Kitchen 9'8" x 6'0" (2.95 x 1.85)

Fitted with a matching range of base and eye level storage units with work surfaces over, stainless steel sink and drainer, space for fridge freezer and washing machine, double glazed window to front aspect, oven and 4 ring gas hob with extractor fan over, tiled splashback to walls.

### Living/Dining Room 16'0" x 14'2" (4.90 x 4.34)

Understairs storage cupboard, double glazed window to the rear aspect, french door to rear

aspect, TV aerial connection point.

### Landing

Loft access with light, smoke alarm and doors to bedrooms and bathroom.

### Bedroom 1 14'5" x 8'10" (4.40 x 2.70)

Double glazed window to rear aspect, radiator, TV aerial connection point.

### Bedroom 2 14'5" x 10'2" (4.40 x 3.10)

Radiator and double glazed window to front aspect, TV aerial connection point, housed gas boiler, built in airing cupboard with slatted shelving for storage.

### Bathroom

Side panel bath with shower over, wash hand basin, low level WC, radiator, extractor fan.

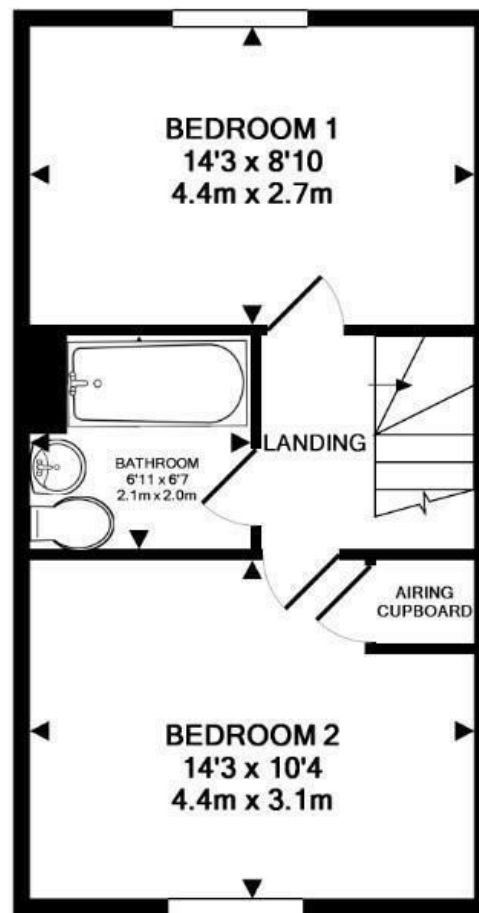
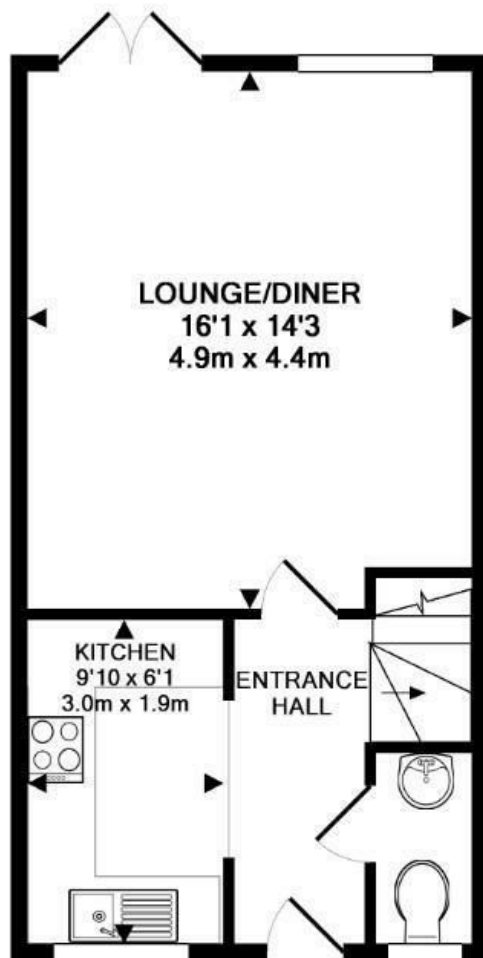
### Outside - Front

Small front garden bordered by hedging.

### Outside - Rear

Patio area, fenced to boundaries, raised decked flower borders, feature stone area, wooden shed, gated to rear and 1 parking space





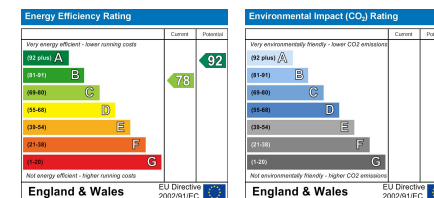
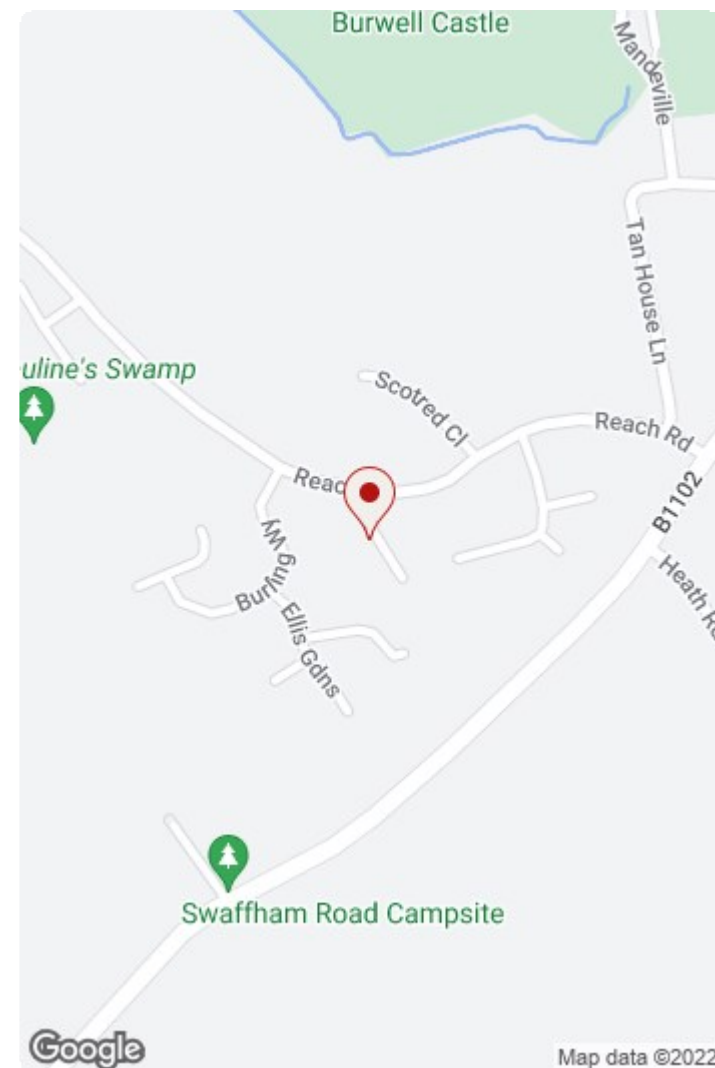
**GROUND FLOOR**  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.6 SQ.M.)

**1ST FLOOR**  
APPROX. FLOOR  
AREA 347 SQ.FT.  
(32.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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