



5 Roman Close
Burwell, Cambridgeshire CB25 0RQ
Guide Price £380,000

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A rarely available detached bungalow set within this highly regarded, centrally located area and moments from the village centre and within striking distance to all amenities.

This well-presented home enjoys light and airy rooms comprising an entrance hallway, sitting/dining room, kitchen/breakfast room, two good size bedrooms and a shower room.

Complete with garden to the front with garage and parking plus a fully enclosed, part walled and well tended rear garden with patio/seating area.

Offered for sale with the distinct advantage of no onward chain - early viewing is absolutely essential.

EPC (TBC)

Accommodation Details

Part glazed front door with storm porch with glazing to the side.

Entrance Hall

With access to loft space, radiator, cupboard housing gas fired boiler, built in storage cupboard, access and door leading through to:

Sitting/Dining Room 16'2" x 13'4" into bay (4.93m x 4.06m into bay)

With bay window to the rear aspect, sliding patio door the side aspect, ample room for dining table and chairs, TV aerial connection

point, radiator, access and door leading through to:

Kitchen/Breakfast Room 9'8" x 8'11" (2.95m x 2.72m)

Fitted with a range of eye level and base storage units with work top surfaces over, built in oven, separate four ring gas hob with extractor hood over, space for under counter fridge, space and plumbing for washing machine, inset sink unit with mixer tap over, vinyl flooring, radiator, windows to the front and side aspects, part glazed door to the side aspect.

Bedroom 1 12'9" x 10'11" (3.89m x 3.33m)

With window to the rear aspect, built in wardrobe and dressing table, radiator.

Bedroom 2 9'3" x 9'0" (2.82m x 2.74m)

Dual aspect room with windows to the front and side aspects, radiator.

Shower Room 6'11" x 5'7" (2.11m x 1.70m)

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, radiator, extractor, window with obscured glass to the front aspect.

Outside - Front

Front garden laid to lawn with beds containing a variety of plants/shrubs, mature hedging, mature trees, gated access to rear garden, pathway to front door, access to:

Garage 16'9" x 8'2" (5.13 x 2.5)

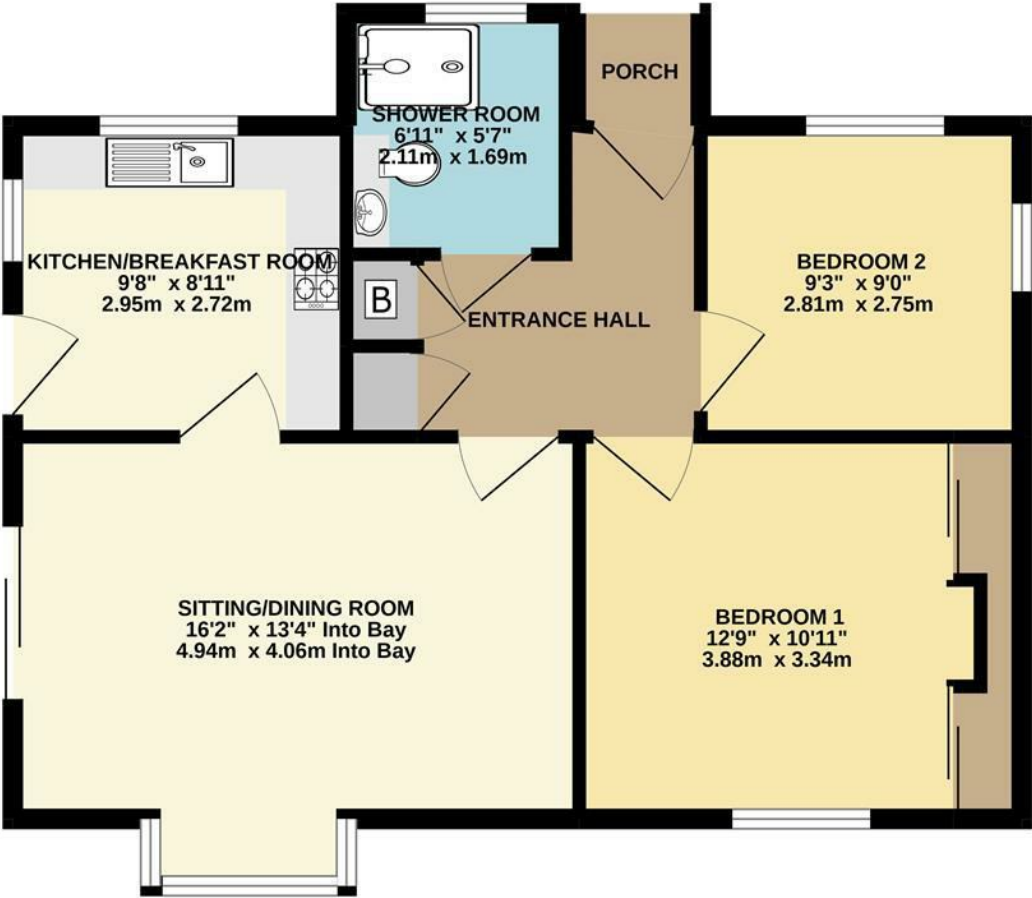
Single garage electric up and over style door,

power and lighting and pedestrian door leading to the garden.

Outside - Rear

Wrap around, part walled rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, raised patio/seating area with awning, outside lighting.

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
59-69	D		
49-58	E		
39-48	F		
29-38	G		
1-28			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
70-80	C		
59-69	D		
49-58	E		
39-48	F		
29-38	G		
1-28			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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