



26A Ness Road
Burwell, Cambridgeshire CB25 0AA
Guide Price £188,000

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A modern end of terrace starter home standing within a popular development near to the centre of the village.

Offering accommodation comprising a living room, kitchen/breakfast room, double bedroom and bathroom. Benefits from replacement gas fired central heating.

Offered for sale with allocated parking for two vehicles and a private rear garden - this property would make an ideal first time purchase or investment.

No chain – please note that this property is currently tenanted and further internal photographs will follow shortly.

EPC (D)

Accommodation Details

Part glazed entrance door with storm porch leading through to:

Sitting Room 11'6" x 11'0" (3.51m x 3.35m)

With bay window to the front aspect and window to the side aspect, staircase rising to the first floor, TV aerial connection point, radiator, access and door leading through to:

Kitchen 11'0" x 7'11" (3.35m x 2.41m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing

machine, inset sink unit with taps over, built in storage cupboard, radiator, window to the rear aspect, part glazed door leading to the rear garden.

First Floor Landing

With access to loft space, window to the rear aspect, access and door leading through to:

Bedroom 11'3" x 11'0" (3.43m x 3.35m)

With window to the front aspect, airing cupboard, radiator.

Bathroom

With suite comprising panel bath with shower over, wash

hand basin and low level WC, part tiled walls, radiator, window to the rear aspect.

Outside - Front

Front garden laid with stone and part bordered by mature hedging.

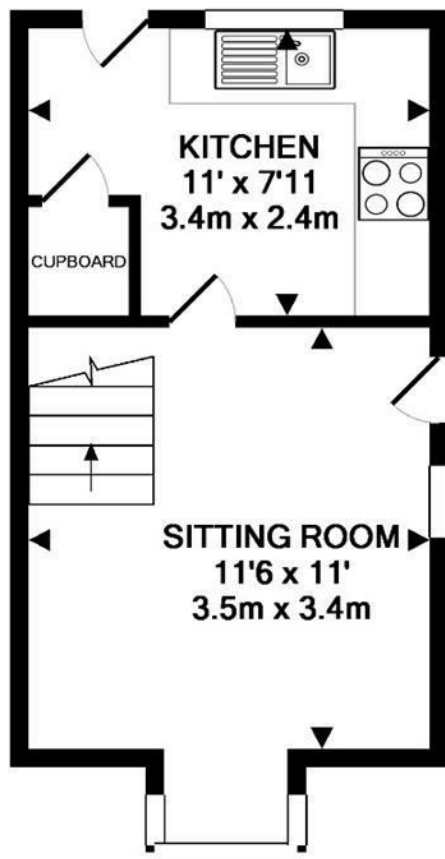
Outside - Rear

Fully enclosed, low maintenance rear garden, allocated parking to the rear.

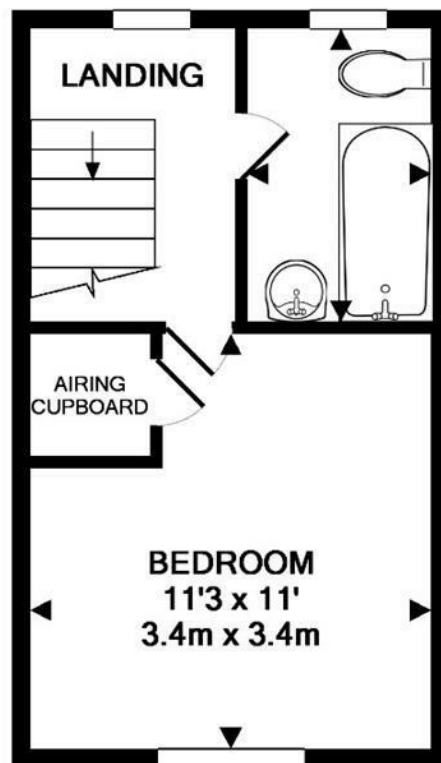
Agents Note

The property is currently tenanted and further internal photographs will follow shortly.





GROUND FLOOR
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)

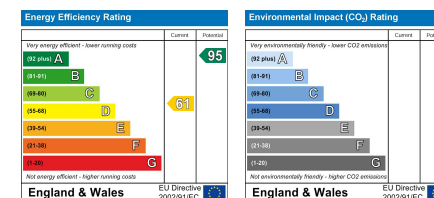


1ST FLOOR
APPROX. FLOOR
AREA 215 SQ.FT.
(20.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 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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