



**69 Silver Street  
Burwell, Cambridgeshire CB25 0EF  
Offers In Excess Of £425,000**

**MA**  
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# 69 Silver Street, Burwell, Cambridgeshire CB25 0EF

A deceptively spacious three bedroom detached bungalow, offered for sale with the distinct advantage of NO ONWARD CHAIN, standing in highly regarded non-estate location close to the centre of Burwell and all local amenities.

Versatile accommodation compromising of entrance porch, entrance hall, hall, generous sized living room, dining room, kitchen, utility room, conservatory, cloakroom, master bedroom with fitted wardrobes to include ensuite shower room/dressing room, two further double bedrooms and integral workshop and garage.

Externally the property offers a good sized fully enclosed garden mainly laid to lawn, and driveway suitable for ample off road parking for a number of vehicles.

Council Tax Band D (East Cambridgeshire)

EPC (D)

\*\*\* Agents Notes: The property is currently Tenanted. The pictures shown are a representation of the property from February 2020 before tenancy commenced. \*\*\*

## Accommodation Details

### Porch

Fully glazed door leading into porch, part glazed door leading into entrance hall.

### Entrance Hall 7'4" x 4'4" (2.24 x 1.34)

Doors leading through to:

### Cloakroom 9'8" x 3'3" (2.95 x 1.01)

Suite comprising low level WC, pedestal hand wash basin, radiator.

### Bedroom 3 11'1" x 9'8" (3.38 x 2.97)

Carpeted flooring, radiator, window to the side aspect

### Sitting Room 20'6" x 14'6" (6.25 x 4.44)

Television point, fireplace with marble hearth and timber mantel, two radiators, dado rail, carpeted flooring, two windows to the side aspect, double sliding door to the rear aspect leading out to the conservatory, arched doorway leading through to the dining room.

### Conservatory 9'10" x 9'10" (3.02 x 3.00)

Brick plinths and windows to all sides, radiator, vinyl flooring, fully glazed door to the side aspect leading out to the rear garden.

### Dining Room 9'11" x 10'5" (3.03 x 3.18)

Carpeted flooring, radiator, window to the rear aspect, arched doorway leading through to:

### Bedroom 2 9'10" x 12'9" (3.00 x 3.90)

Fitted wardrobes, radiator, carpeted flooring, radiator, window to the front aspect.

### Inner Hall 9'8" x 4'0" (2.97 x 1.23)

Doors leading through to

### Bedroom 1 9'10" x 12'10" (3.02 x 3.93)

Fitted wardrobes, radiator, carpeted flooring, window to the front aspect arched entrance to dressing room and Ensuite.

### Ensuite 9'10" x 5'4" (3.02 x 1.63)

Suite comprising pedestal hand wash basin and shower cubicle, shaver point and light, part tiled walls, towel rail, radiator.

### Bathroom 9'8" x 5'6" (2.97 x 1.69)

Suite comprising low level WC, pedestal hand wash basin and bath tub, part tiled walls, radiator, vinyl flooring, obscured window to the side aspect.

### Kitchen 10'9" x 9'11" (3.30 x 3.03)

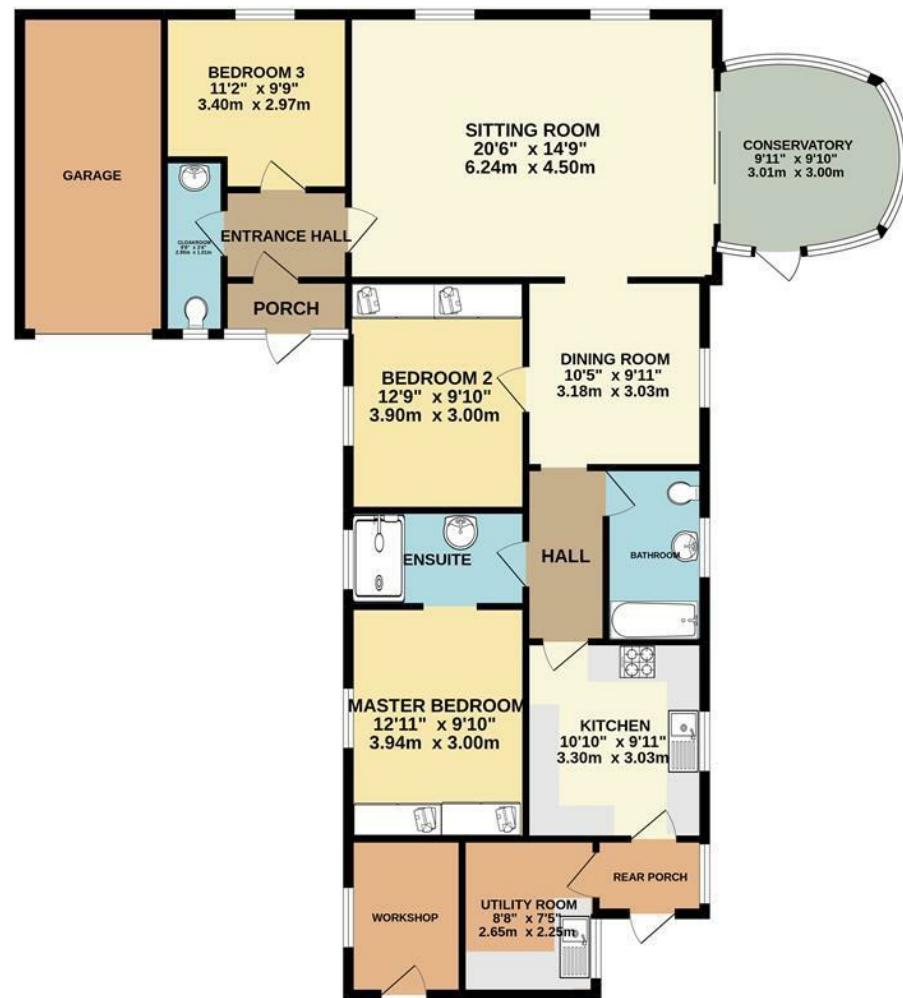
Fitted with a matching range of base and eye level storage units with shelving and work surfaces over, composite sink with drainer and mixer tap over, built in electric oven with 4 burner electric hob and extractor hood above, tiled splashbacks, space for dishwasher and under counter fridge freezer, spotlights, vinyl flooring, window to the rear aspect.

### Lobby 5'7" x 3'11" (1.71 x 1.21)

Carpeted flooring, radiator, doors leading through to:



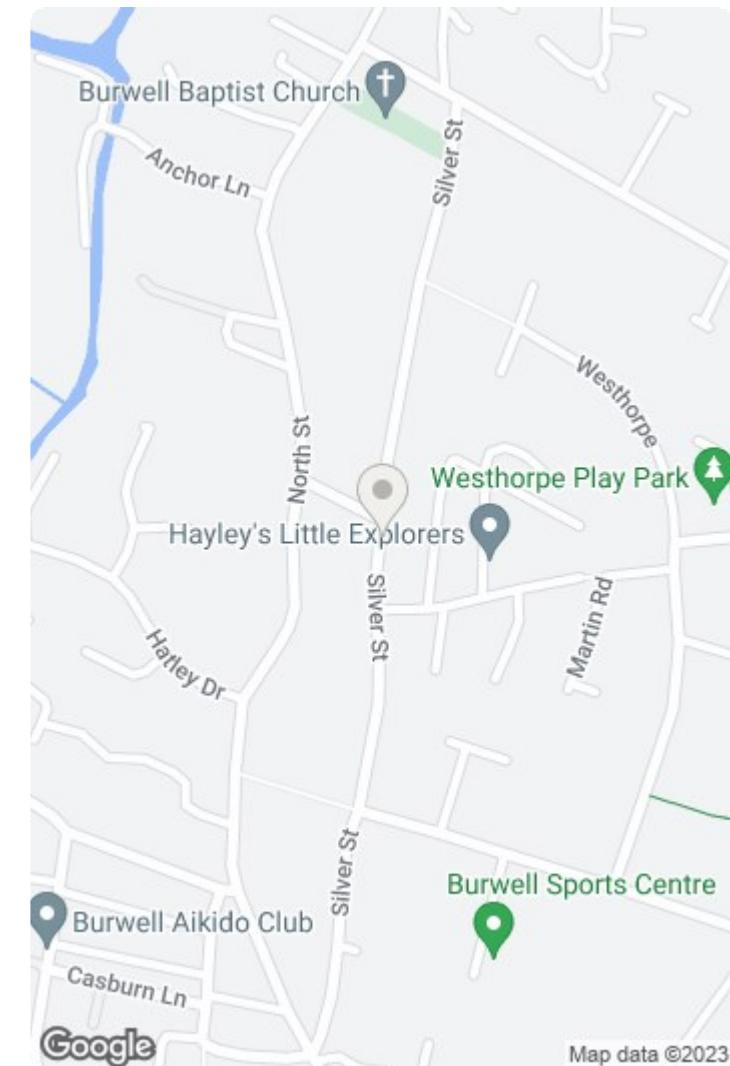
GROUND FLOOR  
1492 sq.ft. (138.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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			83
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/91/EC

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