

**36 Bayfield Drive, Burwell
Cambridgeshire CB25 0JE
Guide Price £225,000**

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



A modern end of terrace home set within this established development and positioned at the end of a cul-de-sac.

Boasting accommodation to include an entrance porch, living room, kitchen/dining room, two bedrooms (en-suite to the master bedroom) and a family bathroom. Benefiting from double glazing and gas heating.

Externally the property offers a pleasant and fully enclosed rear garden, garage facilities.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Council Tax Band B (East Cambs)

EPC (D)



Accommodation Details

Entrance Hall

Part glazed front door leading in, door through to Living Room.

Living Room

15'6" x 12'3" (4.73m x 3.75m)

Dual aspect room with windows to the front and side aspects, staircase rising to first floor with under stair storage cupboard, radiator, carpeted flooring.

Kitchen / Dining Room

12'3" x 10'8" (3.75m x 3.26m)

Fitted with a matching range of eye level and base storage units with work surfaces over, stainless steel sink and drainer with mixer tap, built in double oven, separate gas hob with extractor hood above, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, room for dining table and chairs, tiled flooring, window to the rear aspect, door leading out to rear garden.

First Floor Landing

Airing cupboard, loft access, doors and access through to:

Bedroom 1

12'3" x 10'9" (3.75m x 3.28m)

Built in wardrobe, radiator, carpeted flooring, window to the rear aspect, door to Ensuite.

Ensuite

4'1" x 3'9" (1.25m x 1.16m)

Suite comprising low level WC, hand wash basin and shower cubicle, heated towel rail, obscured window to the side aspect.

Bedroom 2

12'3" x 6'3" (3.75m x 1.93m)

Storage cupboard, radiator, window to the side aspect.

Bathroom

6'5" x 4'11" (1.98m x 1.50m)

Suite comprising low level WC, pedestal hand wash basin and panelled bathtub with shower over and screen, part tiled walls, heated towel rail, obscured window to the side aspect.

Outside - Front

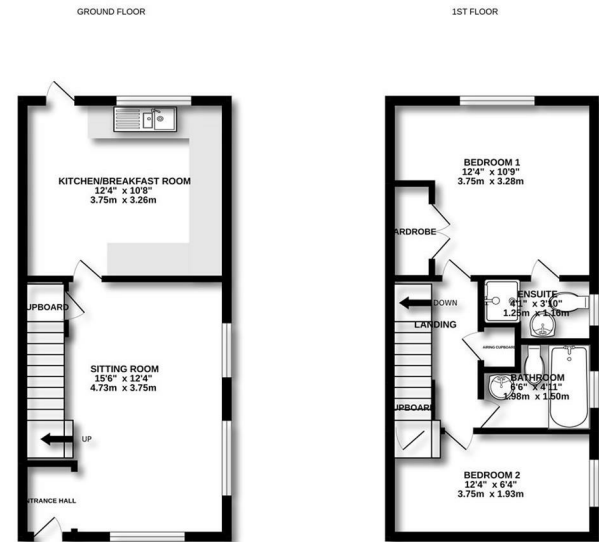
Access to garage facilities and parking to the side of the property.

Outside - Rear

Enclosed rear garden with timber fencing, laid mainly to lawn with a variety of plants and flowers in the surrounding borders, paved patio area and gated access leading out to parking and garage facilities.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans 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 shall represent approximate only and should be used as a guide only. The purchaser shall verify the accuracy of the floorplans and measurements as to their suitability or efficiency can be given. © Morris Armitage 2022

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