



1 Mill Close
Burwell, Cambridgeshire CB25 0HL
Guide Price £340,000

MA
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1 Mill Close, Burwell, Cambridgeshire CB25 0HL

A superbly positioned and increasingly rare detached bungalow standing in sought after Mill Close, a centrally located and quiet cul-de-sac, with some fantastic views to the Grade II listed Stevens Mill.

Offering some superb scope and potential throughout with surprisingly spacious rooms consisting of an entrance porch, square inner hallway, living room, dining area, kitchen, rear lobby, three bedrooms, a shower room and separate WC.

Externally the property enjoys a lovely and mature rear garden with side access, driveway parking and a single garage.

Offered for sale with the distinct advantage of no onward chain.

EARLY VIEWING IS ABSOLUTLEY ESSENTIAL!!!

EPC (E)

Accommodation Details

Door to the side leading through to:

Porch

With access and door leading through to:

Entrance Hall

Spacious hall with airing cupboard, built in storage cupboard, coating hanging space, storage heater, access and door leading through to:

Living Room 17'2" x 13'1" (5.23m x 3.99m)

Dual aspect room with windows to the side and front aspects, feature fireplace to the side, storage heater, access and door leading through to:

Dining Room 7'6" x 10'5" (2.29m x 3.18m)

With window to the front aspect, storage heater, opening leading through to:

Kitchen 10'6" x 10'5" (3.20m x 3.18m)

Fitted with a range of eye level and base storage units with working top surfaces over, two built in storage cupboards, space for cooker, space for fridge/freezer, space and plumbing for washing machine, window to the side aspect, door leading through to:

Porch

With door leading to front/rear of the property.

Bedroom 1 10'10" x 10'5" (3.30m x 3.18m)

With window to the rear aspect, storage heater.

Bedroom 2 10'10" x 7'5" (3.30m x 2.26m)

With window to the rear aspect, storage heater.

Bedroom 3 11'11" x 10'5" (3.63m x 3.18m)

Dual aspect room with windows to the

front and rear aspects, storage heater, built in wardrobe.

Shower Room 5'0" x 7'3" (1.52m x 2.21m)

Comprising shower and wash hand basin, tiled walls, window with obscured glass to the side aspect.

WC

Separate low level WC, window with obscured glass to the side aspect.

Outside - Front

Front garden laid to lawn with mature plants and shrubs, gated access to rear garden, driveway leading to:

Garage

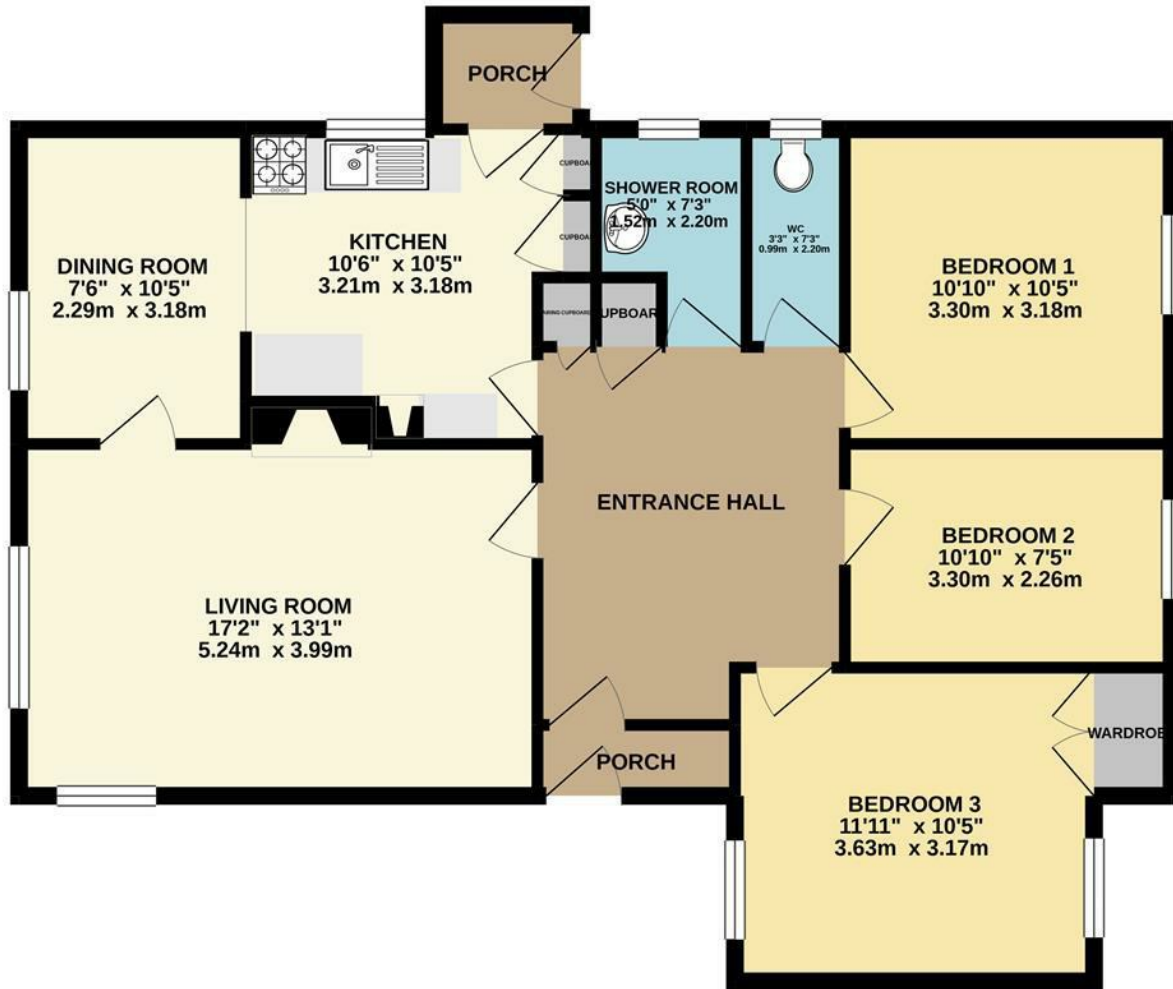
Single garage with up and over style door, power and lighting.

Outside - Rear

Wrap around rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, concrete storage container.



GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.3 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	51		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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