

**5 Montford Close, Burwell
Cambridgeshire CB25 0RF
£289,000**

MA
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A nicely presented family home occupying a secluded position at the end of a quite cul-de-sac set towards the outskirts of this much loved village.

Accommodation comprises an entrance hall, sitting/dining room, cloakroom, kitchen, three bedrooms and a family bathroom.

Externally offering private, mature gardens to the front, rear and side completed with garage and parking.

Council Tax: C (East Cambridgeshire)



Entrance Hall

With wood effect flooring, staircase rising to the first floor, two storage cupboards, radiator, access and door leading through to:

Sitting/Dining Room

15'9" x 11'8" (4.82 x 3.58)

With window to the side aspect, French style doors leading to the rear garden, TV aerial connection point, radiator.

Kitchen

7'0" x 10'8" (2.15 x 3.27)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, tiled effect flooring, cupboard housing gas fired boiler, extractor, radiator, window to the front aspect.

Cloakroom

Comprising low level WC and wash hand basin, radiator, extractor.

First Floor Landing

With window to the side aspect, access to loft space, airing cupboard, access and door leading through to:

Bedroom 1

12'6" x 10'5" (3.83 x 3.19)

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

Bedroom 2

8'9" x 12'0" (2.67 x 3.66)

With window to the front aspect, Velux window to the front aspect, built in wardrobe, radiator.

Bedroom 3

6'6" x 8'10" (2.00 x 2.70)

With window to the front aspect, radiator.

Bathroom

Suite comprising shaped panel bath with plumbed shower over and glass screen, wash hand basin, low level WC, tiled walls, tile effect flooring, radiator, window with obscured glass to the side aspect.

Outside - Front

Private front garden accessed via a pathway adjacent to the garage, built in outside storage cupboard, laid to stone with a variety of plants/shrubs, side access to:

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a plethora of mature plants/shrubs, paved patio area, side garden area laid to lawn with paving, outside tap, gated side access.

Garage

Single garage with pitch roof with up and over style door, pedestrian door to the rear, block paved parking to the front.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - End of Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 78 SQM

Parking -

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

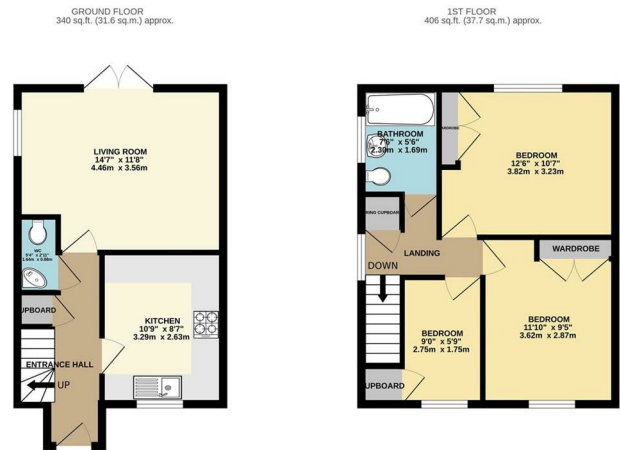
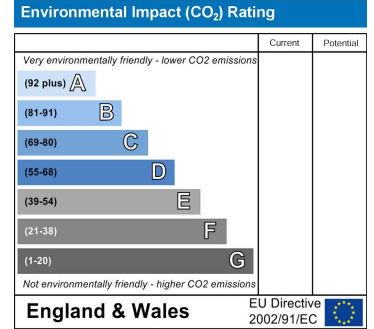
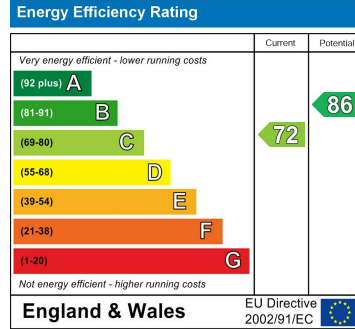
Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available, 76Mbps download, 20Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of



5 MONTFORD CLOSE
 TOTAL FLOOR AREA: 745 sq.ft. (69.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
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