



**Ellis Gardens**  
**Burwell, CB25 0FL**  
**Offers In Excess Of £375,000**

**MA**  
Morris Armitage

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## Ellis Gardens, Burwell, CB25 0FL

**This imposing and superbly presented three bedroom semi detached home is located toward the end of a quiet cul de sace.**

**With accommodation comprising entrance hall, cloakroom, living room opening to full width kitchen/dining room to the ground floor and three double bedrooms, ensuite to master and family bathroom to the first floor.**

**Pleasant rear garden, detached garage and covered parking.**

**Offered for sale with no onward chain.**

### Accommodation Details:

Fully glazed front entrance door leading through to the:

#### Entrance Hall

Staircase rising to the first floor with storage cupboard under, radiator and door through to the:

#### Living Room

15'8" x 10'10"

Spacious living room with TV connection point, radiators, sash window to the front aspect and double doors through to the:

#### Kitchen/Dining Room

17'8" x 8'10"

Fitted with both eye and base level storage units and working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven with four ring gas burner hob and extractor fan. Space and plumbing for free standing fridge/freezer, dishwasher and washing machine. Radiator, window and French style door to the rear aspect.

#### Cloakroom

Low level WC, pedestal wash basin, radiator and obscured window to the side aspect.

#### First Floor Landing

Airing cupboard and door through to the:

#### Master Bedroom

13'0" x 10'10"

Double bedroom with storage cupboard, radiator, window to the front aspect and door through to the:

#### Ensuite

Three piece suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, radiator and obscured window to the front aspect.

#### Bedroom 2

17'11" x 9'8"

Double bedroom with radiator, loft access, Velux window and window to the front aspect.

#### Bedroom 3

10'10" max x 9'5"

Storage cupboard, radiator and window to the rear aspect.

#### Bathroom

7'8" x 5'6"

Modern three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, part tiled walls and obscured window to the rear aspect.

#### Outside - Rear

Good size, fully enclosed rear garden predominantly laid to lawn with a variety of plant and shrub, paved patio/seating area, outside lighting and side pedestrian gate.

#### Outside - Front

Mostly laid to shingle frontage area with steps up to the front entrance, outdoor light and car port leading up to the garage.

#### Garage

19'10" x 9'11"

With metal up and over door.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 100 SQM

Parking – Garage & covered parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

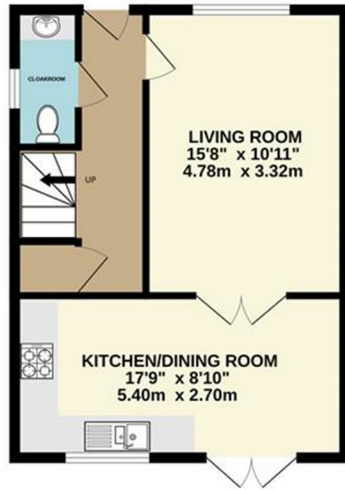
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

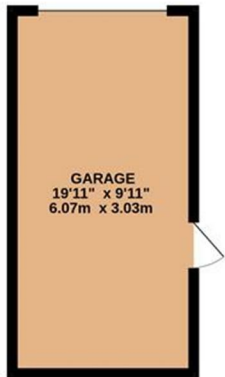
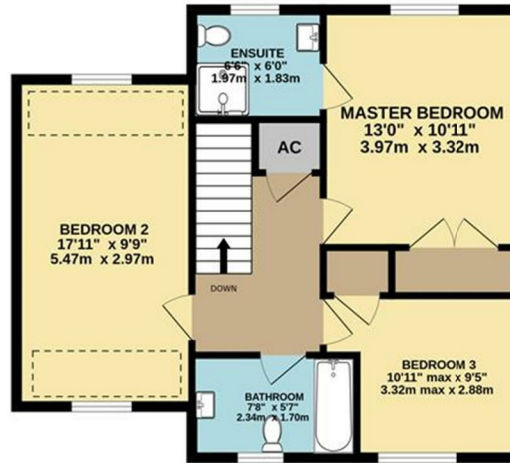
– None that the vendor is aware of



GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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			94
(81-91) B			
(69-80) C			
(55-68) D			
(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 <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			
England & Wales		EU Directive 2002/91/EC	

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