



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

## Bayfield Drive, Burwell, Cambridgeshire CB25 0JE

A superb end of terrace modern home standing towards the end of the cul-de-sac within the popular Felsham Chase area of the village.

Comprising an entrance porch, open plan living/dining and kitchen area, two bedrooms and a first floor bathroom.

Enjoying delightful landscaped and fully enclosed South West facing gardens to the rear plus garage and driveway parking to the front.

Ideal for Investment opportunity/First time buyer.

Council Tax B (East Cambs)

### Entrance Hallway

With radiator, door through to the:

### Open Plan Living/Diner 17'8" x 10'7" (5.41 x 3.25)

Laid LVT flooring, electric stove heater with wood burning effect, TV connection point, radiator, staircase leading up the first floor, understair storage cupboard, dual aspect windows to the rear and side, door leading out to the rear garden.

### Kitchen

Fitted with a range of matching eye and base level storage units with working tops over, tiled splashback areas, inset stainless steel sink with mixer tap, breakfast bar, space and plumbing for fridge/freezer, washing machine and electric oven.

### First Floor Lading

With access to bedrooms and bathroom.

### Bedroom 1 10'7" x 10'2" (3.23 x 3.10)

Double bedroom with radiator, window to the front aspect and bay window to the side aspect.

### Bedroom 2 7'6" x 5'10" (2.3m x 1.8m)

Radiator, access to loft and window to the side aspect.

### Bathroom

Recently fitted bathroom comprising of a low level WC, wash basin and vanity drawers under, walk-in shower cubicle, heated towel rail, wall mounted mirror with LED lighting and tiled walls.

### Outside - Rear

Fully enclosed, good sized, South-West facing garden mainly laid to lawn with various trees and shrubs, patio area, decking area and pedestrian access to garage.

### Outside - Front

Open plan mainly laid to shingle with gated access to the rear, off road parking for two-three vehicles.

### Garage

With up and over door.

### Agents Note

The house and the garage are fitted

with an alarm.

Hive controlled heating.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - End of Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 47SQM

Parking - Garage & off road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

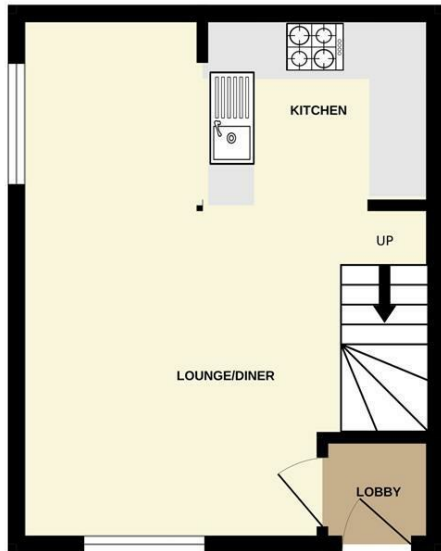
Broadband Type - Ultrafast available, Max 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Good

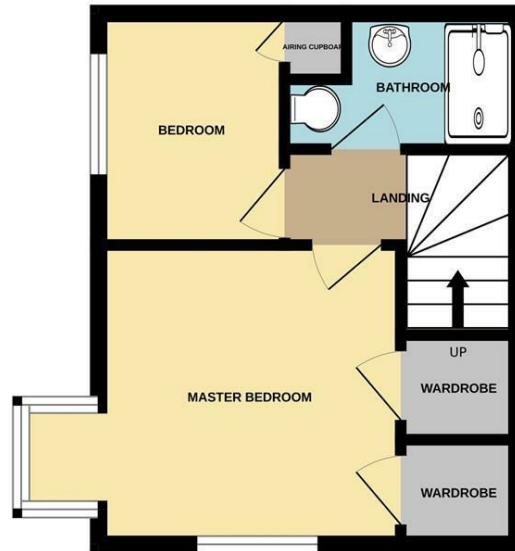
Rights of Way, Easements, Covenants - None that the vendor is aware of



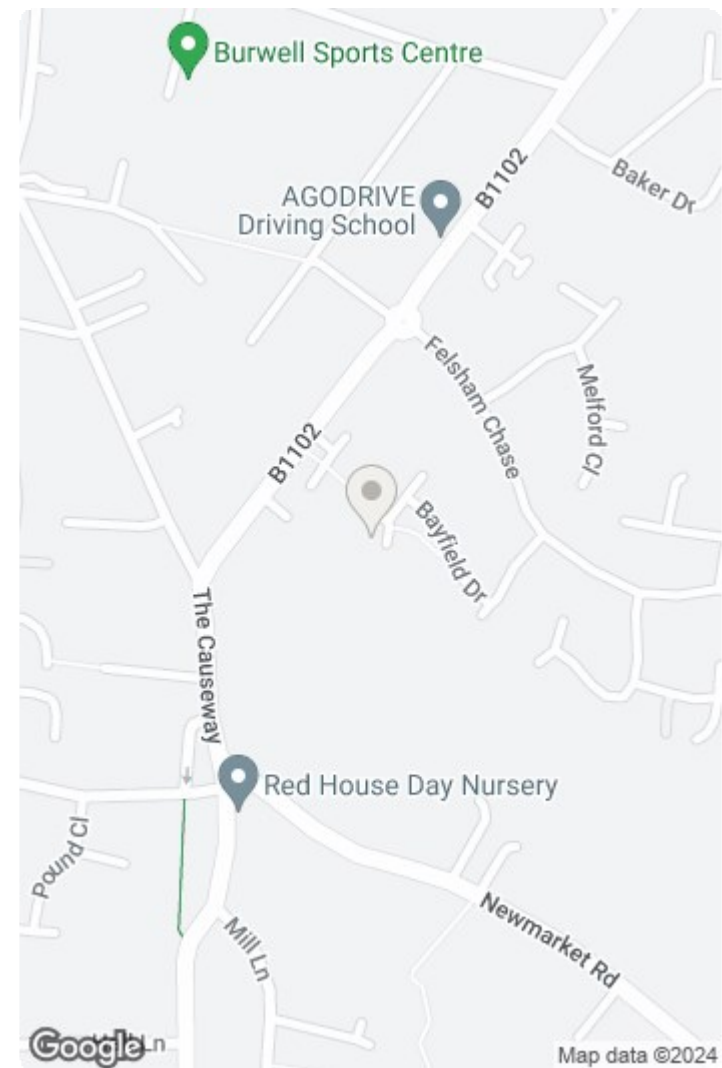
GROUND FLOOR



1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	89		

Energy Efficiency Rating: Very energy efficient - lower running costs. Scale: A (92-101), B (81-91), C (69-80), D (54-64), E (39-53), F (21-38), G (1-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Environmental Impact (CO<sub>2</sub>) Rating: Very environmentally friendly - lower CO<sub>2</sub> emissions. Scale: A (92-101), B (81-91), C (69-80), D (54-64), E (39-53), F (21-38), G (1-20). Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC. England & Wales.

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