



**Low Road**  
**Burwell, CB25 0EJ**  
**Guide Price £365,000**

## Low Road, Burwell, CB25 0EJ

A rare opportunity to purchase a detached bungalow, superbly located within this well served and popular village and nestling on a sizeable plot.

This established bungalow offers generous size rooms throughout and boasts accommodation to include an entrance hall, living room, kitchen/dining room, conservatory two good size bedrooms and a bathroom.

Externally the property offers extensive driveway with ample parking, detached garage and a lovely and fully enclosed rear garden.

Viewing is highly recommended - NO CHAIN

EPC D

Council Tax D (East Cambridgeshire)

### Entrance Hall

With airing cupboard, access to loft, radiator and door through to the:

### Living Room 16'4" x 12'0" (4.98 x 3.66 )

Spacious living room with featured fireplace and wooden mantle, TV connection point, radiator and window to the front aspect.

### Kitchen 15'8" x 8'9" (4.80 x 2.69 )

Fitted with a range of matching eye and base level storage units and working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, boiler, space for oven and fridge/freezer. Window to the rear and door through to the:

### Conservatory 13'10" x 8'11" (4.22 x 2.73)

Laid to carpet, radiator and French doors out to the rear garden.

### Shower Room 8'1" x 5'5" (2.47 x 1.66 )

Comprising of a low level WC, wash basin with vanity cupboard under, walk-in shower, heated towel rail and two obscured windows to the rear aspect.

### Bedroom 9'5" x 8'9" (2.88 x 2.69)

With built in wardrobes, radiator and window to the front aspect.

### Bedroom 12'0" x 9'6" (3.68 x 2.90 )

Radiator and window to the rear aspect.

### Garage 16'6" x 9'0" (5.03 x 2.75)

With metal up and over door, side pedestrian door and window to the rear aspect.

### Outside - Rear

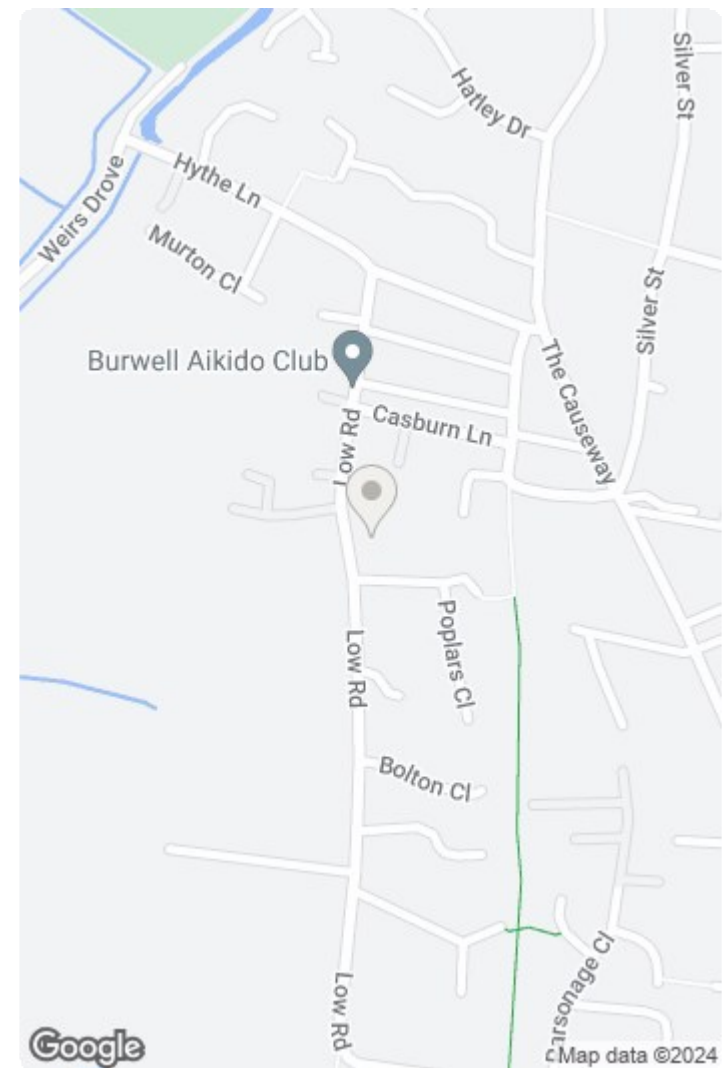
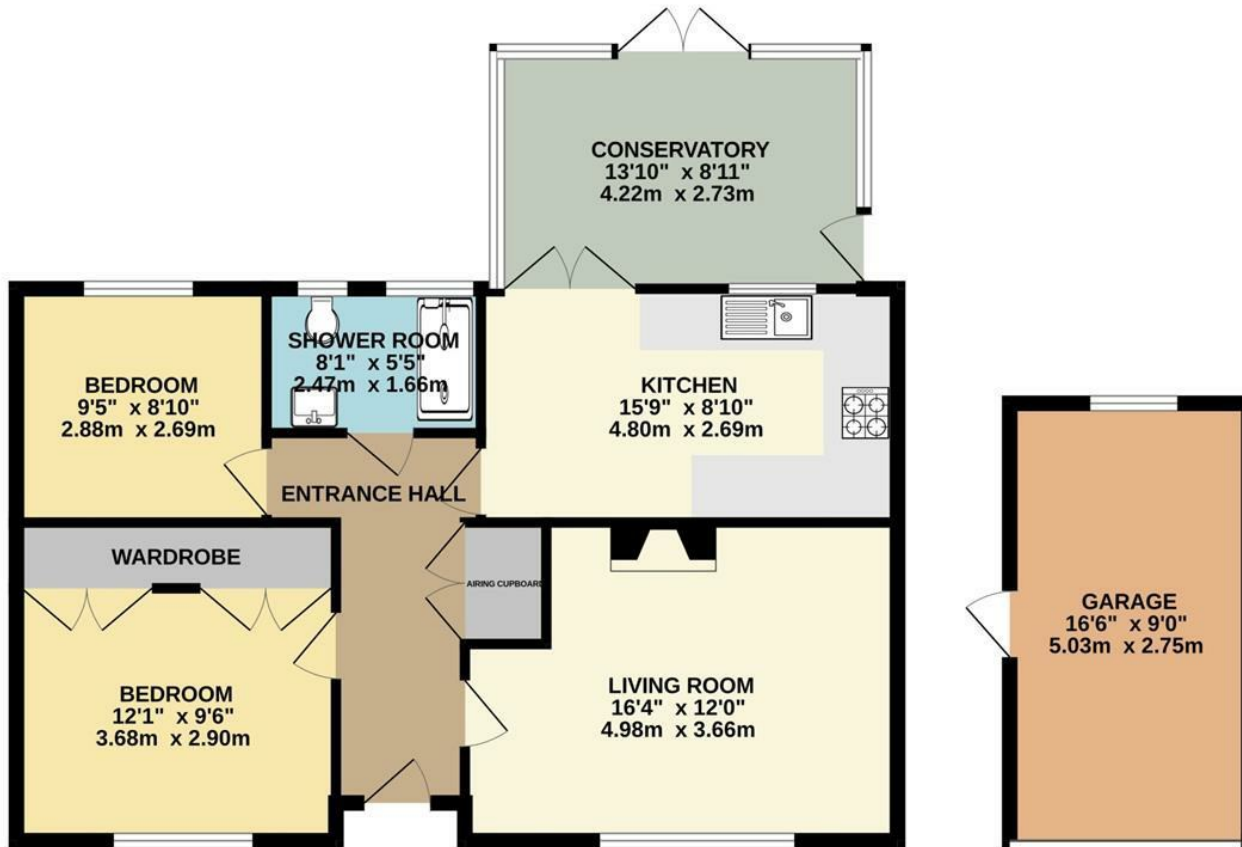
Well landscaped rear garden with extensive patio with steps up to the lawn area with a variety of mature trees, shrubs and flowers. Timber garden shed and outdoor lighting.

### Outside - Front

Extensive driveway with ample parking and side pedestrian gate.



**GROUND FLOOR**  
952 sq.ft. (88.5 sq.m.) approx.



59 LOW ROAD

TOTAL FLOOR AREA : 952 sq.ft. (88.5 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions						
England & Wales	England & Wales						
EU Directive 2002/91/EC	EU Directive 2002/91/EC	81	57				

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