



**Ness Road, Burwell, Cambridge, CB25 0AA**

**Guide Price £195,000**

**MA**

Morris Armitage

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## Ness Road, Burwell, Cambridge, CB25 0AA

A modern terraced starter home set within a cluster of similar properties and centrally positioned in this highly regarded village.

Accommodation boasts entrance porch, living room, kitchen/dining room, bedroom and a family bathroom.

Externally the property offers an enclosed rear garden with two separate allocated parking spaces.

### Accommodation Details:

Front entrance door through to the:

#### Living Room 11'5" x 10'11" (3.50 x 3.33)

With TV connection point, radiator, staircase rising to the first floor, bay fronted window and door through to the:

#### Kitchen/Dining Room 10'11" x 8'1" (3.33 x 2.47)

Fitted with both eye and base level storage units and working surfaces over, tiled splash backs areas, inset stainless steel sink and drainer with mixer tap, space and plumbing for electric oven, fridge/freezer and washing machine. Laid wooden style flooring, radiator, window and door out to the rear garden.

#### First Floor Landing

With window to the rear aspect, access through to the bedroom and bathroom.

#### Bedroom 1 11'5" x 11'0" (3.50 x 3.37)

Double bedroom with fitted wardrobes, cupboard housing the boiler (recently fitted in 2024), radiator and window to the front aspect.

#### Bathroom 8'3" x 4'11" (2.54 x 1.50)

Low level WC, wash basin, panelled bath with shower attachment, part tiled walls and window to the rear aspect.

#### Outside - Rear

Enclosed rear garden with lawn area, timber built garden shed and rear pedestrian gate leading out to the two allocated parking spaces.

#### Outside - Front

Laid to lawn area and pathway leading up to the front entrance.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced  
Property Construction - Standard

Number & Types of Room - Please refer to the floorplan  
Square Meters - 40 SQM

Parking - Allocated Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

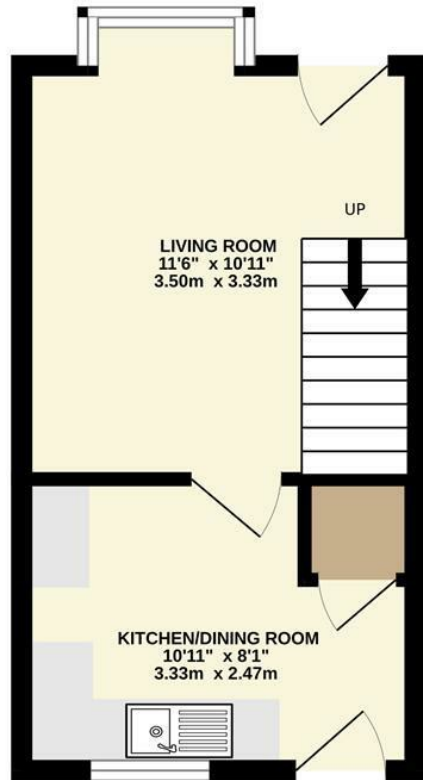
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

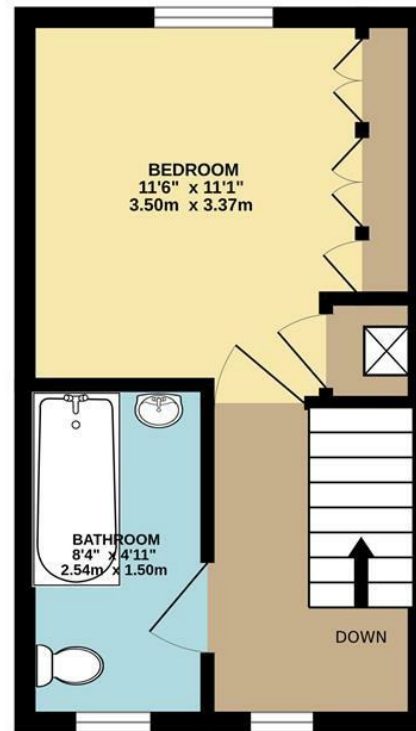
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.

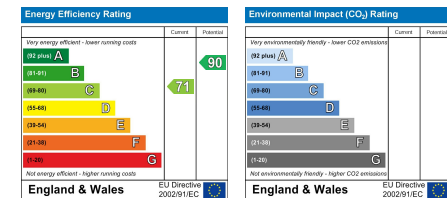


1ST FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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