

The Causeway, Burwell

Pocock + Shaw

81 The Causeway
Burwell
Cambridgeshire
CB25 0DU

'Belmont Cottage' is a charming Victorian mid terraced 3 bedroom home, centrally located in this desirable village.
Beautifully updated and retaining many original features, the property is further complimented by a long south-west facing rear garden.

EPC:C

Asking Price £XXX,XXX









Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

Beautifully presented this characterful mid terraced home, retains many original features and offers fabulous accommodation over two floors. With a sitting room, a separate kitchen and a dining room, first floor bath/shower room and three bedrooms. Benefitting from a long rear garden this super home is within easy reach of facilities and excellent village amenities.

With a 'Nest' gas fired radiator central heating system, freshly re roofed in 2019, benefitting from high ceilings throughout and many newly fitted carpets; in detail, the accommodation comprises:_

Entrance Hall
With an entrance door, stairs rising to the 1st floor, laminated flooring, radiator, doors to:

Sitting Room 3.69m (12'1") x 3.68m (12'1")
With a picture window to front aspect, decorative feature fireplace, fitted carpet, radiator. TV and aerial connection points.

Dining Room 3.68m (12'1") x 3.39m (11'1")
With a window to rear aspect, fitted carpet, door to low level storage cupboard, door to understairs storage cupboard.

Kitchen 3.40m (11'2") x 2.13m (7')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with stainless steel taps and tiled splashbacks, plumbing and space for dishwasher and automatic washing machine, space for fridge/freezer, electric point for cooker, four ring, electric hob with double oven and grill, with a window to side and a window to rear aspects, door to rear garden and patio areas.

First Floor, Landing
Double doors to large airing cupboard with fitted shelving, radiator, access to loft space with pull down ladder and light, fitted carpet flooring, doors to:

Bedroom 2 3.38m (11'1") x 2.99m (9'10")
With a window to rear aspect, radiator, fitted carpet.

Bedroom 1 3.33m (10'11") x 2.90m (9'6")
With a window to front aspect, feature fireplace, carpet flooring.

Bedroom 3 3.40m (11'2") x 2.13m (7')
With a window to rear aspect, radiator.

Bathroom 2.85m (9'4") x 1.88m (6'2")
Fitted with four piece suite comprising of a roll top bath with ornamental feet, hand shower attachment, a recessed tiled shower enclosure with fitted power shower above and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, wall mounted mirrored medicine cabinet, with a window to front aspect, heated towel rail, tiled flooring.

Outside - Front
The property is set pleasantly back from the road side behind a wooden picket fence, the front garden is laid mainly to gravel with tree and shrub borders, with a pathway leading to the front door.

The delightful long rear garden is laid mainly to lawn, a patio area and an established selection of plants and shrubs and a useful greenhouse, timber shed and a brick built storeroom. There is gated, shared right of way with neighbouring properties.







Services & Tenure

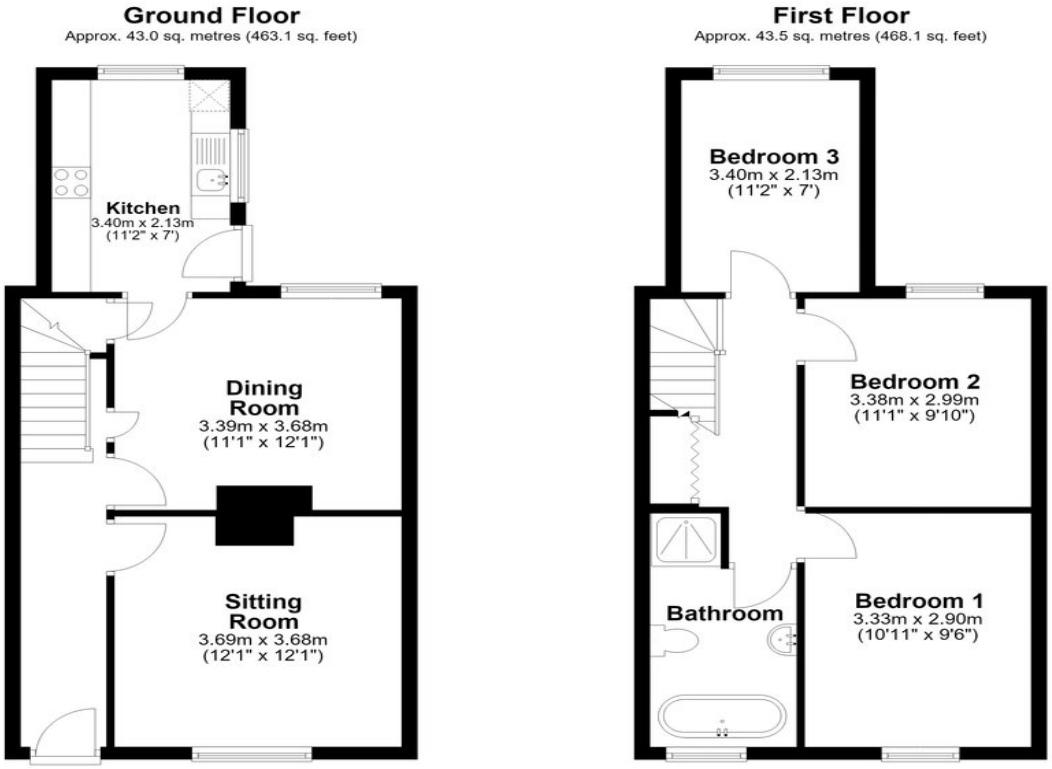
Mains water, gas, drainage and electricity are connected.
Mobile phone coverage by the four major carriers available.
The property is in Burwell North Street conservation area.
The property is of standard construction & has a registered title.
The property is in a very low flood risk area.
Broadband: Basic, 17 Mbps. Superfast, 80 Mbps. Ultrafast, 1800 Mbps.
Satellite / Fibre TV Availability: BT, Sky, Virgin.

EPC: C

Council Tax Band: C

East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw KS



Total area: approx. 86.5 sq. metres (931.2 sq. feet)







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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