



Low Road, Burwell, Cambridgeshire

Pocock + Shaw

9 Low Road
Burwell
Cambridgeshire
CB25 0EJ

An exceptional two-bedroom period barn conversion, beautifully presented and enviably positioned in the centre of this sought-after village. Combining character with contemporary comfort, the property offers a generous dual-aspect living and dining room, a well-appointed modern kitchen, two spacious double bedrooms, and the convenience of off-road parking and a small private courtyard.

Guide Price £275,000



Location 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, 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 into London's Liverpool Street and King's Cross Stations.

Accommodation

Living room/dining room a superb double aspect room with exposed ceiling timbers, open tread wrought iron stairs leading to the first floor, wood effect flooring and a part glazed entrance door and side window.

Kitchen with a range of modern fitted bas and wall mounted units, worktops with inset sink and drainer, integrated oven and grill with 4 ring ceramic hob and extractor hood over, wood effect flooring, half glazed door to the side and a pair of French doors leading to the rear courtyard.

Bathroom with a white suite comprising a bath with mixer tap and shower attachment, hand basin and low level WC, cupboard housing the gas fired boiler, wood effect flooring.

First floor

Landing with doors leading to;

Bedroom 1 an exceptional room with a high pitched open roof, exposed clunch and painted beams.

Bedroom 2 with a high pitched open roof and exposed painted beams.

Outside Externally, the property benefits from a block paved driveway providing off-road parking. A side gate leads to a small storage shed.

To the rear is an enclosed courtyard with a slate shingle floor and offering an intimate outside space.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast 80Mbps

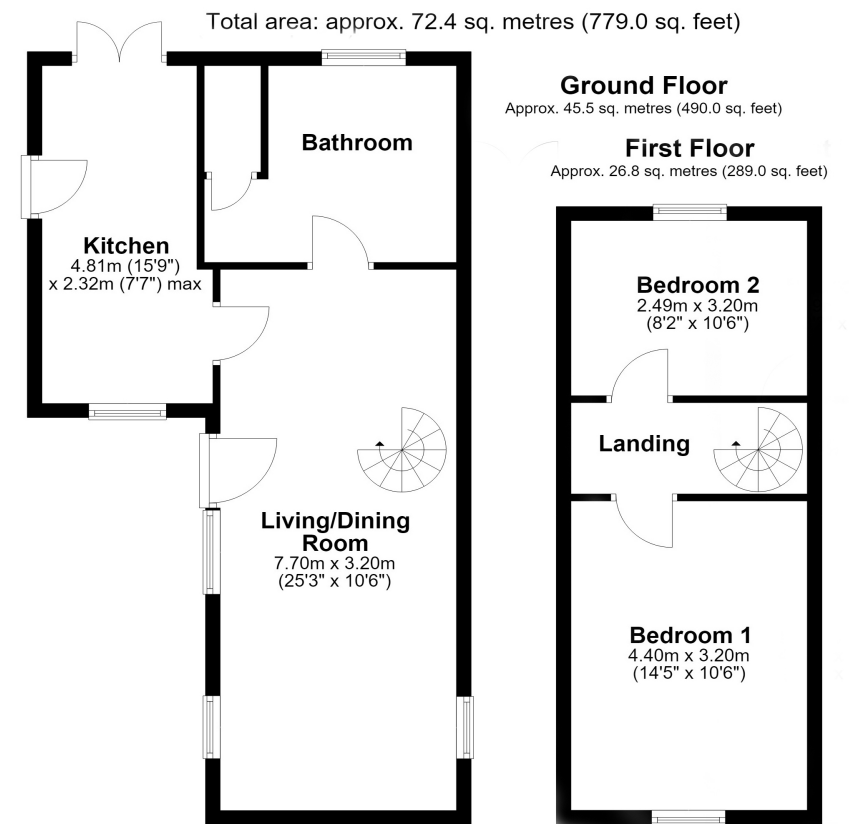
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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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