



80 sqm / 865 sqft

300 sqm / 0.08 acre

Semi-detached house

2 bed, 1 recep, 1.5 bath

On-road parking

1920s

EPC - E / 39

Council tax band - D

Burnt Close

A superb 1920s semi-detached home located within a quiet central village location.

Good sized plot providing an opportunity for development/extension and or separate dwelling (STP).

No chain.



Guide Price
£650,000



Burnt Close is a short no-through-lane close to the centre of the village, a short walk from its pubs and Grantchester Meadows.

It is only a short distance from Trumpington which has a supermarket and the Park and Ride to Addenbrookes, Cambridge train station and central shopping centre and only a short drive or cycle to the colleges and City centre. With easy access out to the M11.

The house has a generous open plan sitting / dining room running front to back, a fitted kitchen and a utility room / cloakroom on the ground floor.

On the first floor are two double bedrooms and a large shower room.

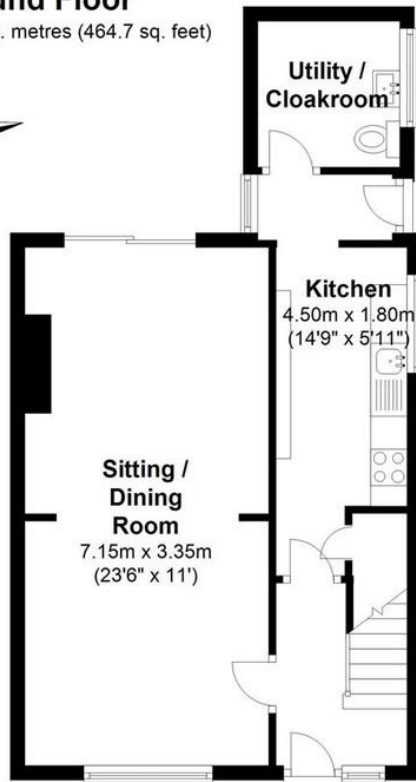
There is a mature, private garden that runs to the rear and side of the home providing an excellent space to extend into either under permitted development and or with planning permission depending on the scheme.

No planning has been sort by the current owners.



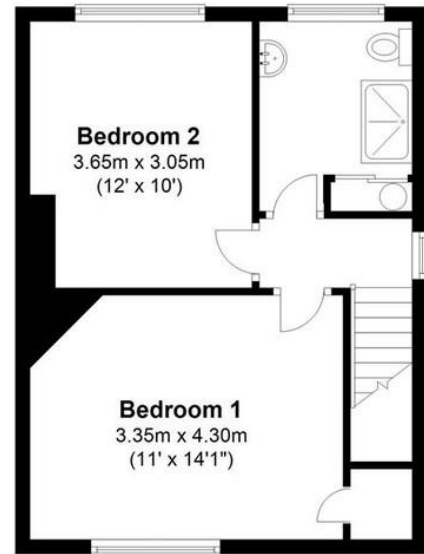
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Total area: 80.4 sqm / 865.8 sqft
Approx.



Grantchester is a highly sought after and picturesque village, enjoying a real sense of being within the countryside, yet it is just a couple of miles from the city centre and just a few moments drive from the M11. The village is famed for its association with Rupert Brooke, Lord Byron and the Drama series Grantchester and has a sense of being a quintessentially English village, with its pretty Medieval church, famous tea rooms and its riverside location.

Grantchester Meadows provide a lovely area for recreation and there is a pleasant walk which ambles along the riverside to the city. The village currently has a pub, gastropub, tea room, village hall, and Gin distillery. Primary education is available in the neighbouring village of Barton, and secondary and sixth form facilities are available at the Ofsted rated 'outstanding', Comberton Village College. The village is also on the right side of town for access to some of the best private schools Cambridge has to offer.

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