

Clarke Philips

Estate Agents & Property Management



£1,280 Per Calendar Month

56 TOYSE LANE | CAMBRIDGE | CB25 0DF

Three Bedroom Semi detached house in the popular village of Burwell, Cambridgeshire. Open plan lounge/Kitchen and dining area. Oven with Hob and extractor. Space for Washing Machine and undercounter fridge. WC , Family Bathroom and 3 bedrooms. Large Garden with storage shed.

Available July

Close to local amenities. Easy Access to A14/Cambridge and Newmarket. The village also has a doctors surgery and dental practice, a local bakery , butchers, post office and 2 cooperative stores. as well as the Village college.

Entrance Hall

Lounge

Kitchen/Diner

WC

First floor Landing

Bedroom 1

Bed room 2

Bedroom 3

Family Bathroom

Outside

Storage Shed with Electric

Off Street Parking

Garden to Front & Rear

Directions

01638 750241

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www.clarkephilips.co.uk

Energy Efficiency Rating		Current	Potential
91-95 (A)	91-95 (A)		
81-90 (B)	81-90 (B)		
69-80 (C)	69-80 (C)		
55-68 (D)	55-68 (D)		
49-54 (E)	49-54 (E)		
45-48 (F)	45-48 (F)		
35-44 (G)	35-44 (G)		
Not energy efficient - Agree Energy Costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
91-95 (A)	91-95 (A)		
81-90 (B)	81-90 (B)		
69-80 (C)	69-80 (C)		
55-68 (D)	55-68 (D)		
49-54 (E)	49-54 (E)		
45-48 (F)	45-48 (F)		
35-44 (G)	35-44 (G)		
Not environmentally friendly - Agree CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.