



**Orchard Way, Burwell
Cambridge, CB25 0EQ
Offers Over £300,000**

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Orchard Way, Cambridge, CB25 0EQ

A modern end of terrace family home standing towards the end of a no-through road and offered for sale with no onward chain.

Boasting accommodation to include entrance hall, living room/dining room, kitchen, three bedrooms and bathroom.

Externally the property offers an extensive driveway providing parking for vehicles, garage and a fully enclosed garden.

Entrance Hall

With doors leading to kitchen and lounge/diner. Wood effect flooring. Radiator. Stairs leading to first floor.

Kitchen

10'7" x 9'3"
Country style range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and connection for electric cooker. Space for under counter fridge. Space and plumbing for washing machine. Built-in storage cupboards. Wood effect flooring. Radiator. Dual aspect windows. Serving hatch to dining room. Half glazed door to rear garden. Door to entrance hall.

Lounge/Diner

22'0" x 11'10"
Spacious reception room with wood effect flooring throughout with dual aspect windows. Wall mounted coal effect fire. Serving hatch to kitchen. Radiators. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Window to side aspect. Stairs to ground floor.

Bedroom 1

10'1" x 9'6"
Spacious bedroom with window to the rear aspect. Built-in wardrobes with sliding doors. Radiator. Door to landing.

Bedroom 2

11'11" x 11'5"
Spacious double bedroom with window

to the front aspect. Radiator. Door to landing.

Bedroom 3

9'3" x 8'9"
Generous double bedroom with dual aspect windows. Built-in storage cupboard. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath. Ladder radiator. Dual aspect obscured windows. Door to landing.

Outside - Front

Block paved driveway providing ample off road parking, leading to the garage and front door with storm porch over. Lawned area with some mature shrub and tree planting.

Outside - Rear

Paved seating area to the rear of the house with half glazed door to kitchen. Lawned area with brick built outbuilding at rear.

Garage

15'6" x 14'0"
Up and over door leading to block paved driveway. Window to side aspect. Access door to rear garden.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - End-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 73 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

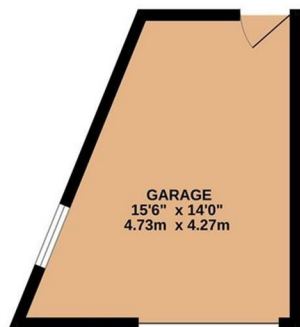
– None that the vendor is aware of

Location

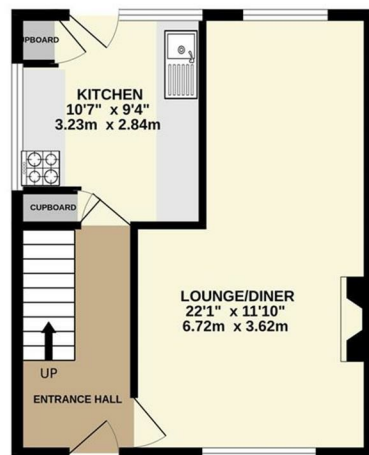
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



69 ORCHARD WAY

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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- End of Terrace House
- Spacious Accommodation
- Living/Dining Room
- Three Bedrooms
- Modern Bathroom
- Rear Garden
- Brick Built Outbuilding
- Expansive Driveway & Garage
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



