Orchard Way, Burwell
Cambridge, CB25 0EQ
£90,000

Morris Armitage
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Orchard Way, Cambridge, CB25 0EQ

A rare opportunity to acquire an established end-of-terrace family home occupying a generous corner plot in one of East Cambridgeshire's most sought-after villages, with the added benefit of outline planning permission to construct an adjoining dwelling of a similar size (Planning Reference: 26/00110/OUT).

Offering excellent scope for further enhancement, the existing property provides well-proportioned accommodation comprising an entrance hall, a spacious sitting/dining room, three bedrooms and a family bathroom.

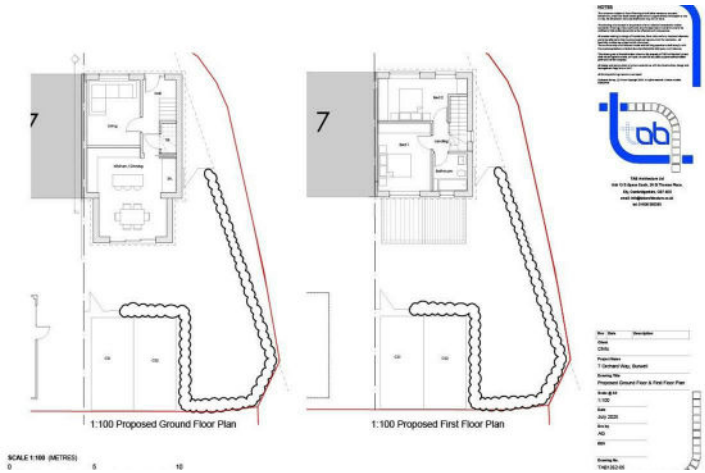
Outside, the property enjoys attractive rear and side gardens, together with a garage and rear access. The approved planning permission presents an exciting opportunity for developers, investors or purchasers seeking to create an additional home.
Offered for sale with no onward chain.

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.

AGENTS NOTES

Planning permission granted for additional property on land next to 7 Orchard Way. Please see architect's drawings.



Approximate Gross Internal Area 816 sq ft - 76 sq m (Excluding Garage)

Ground Floor Area 408 sq ft – 38 sq m
First Floor Area 408 sq ft – 38 sq m
Garage Area 187 sq ft – 17 sq m

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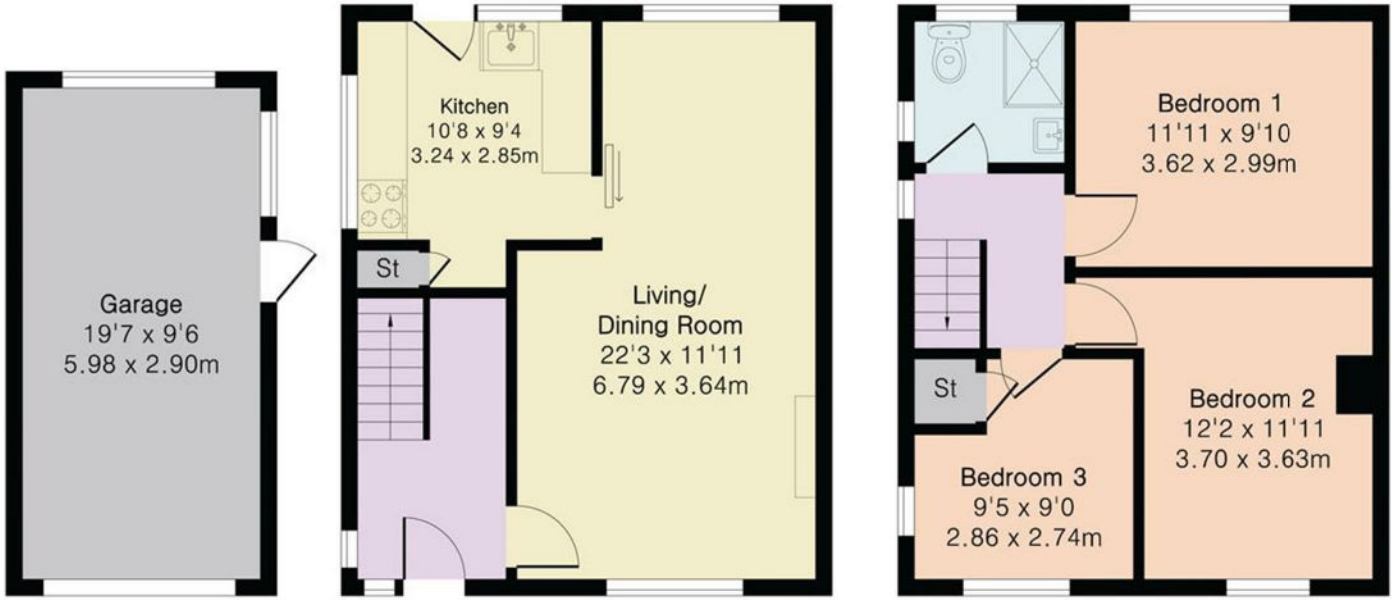
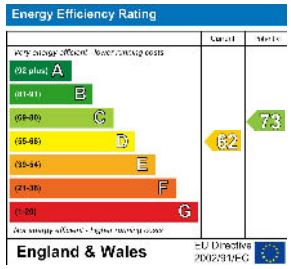
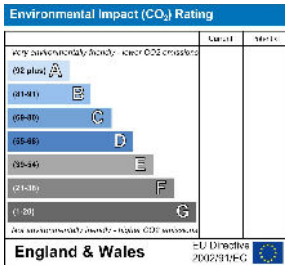
- **Highly Sought After Village Location**
- **Planning Permission For Next Door Plot: 26/00110/OUT**



Garage Ground Floor First Floor





PINKPLAN

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