

63 Orchard Way, Burwell
CB25 0EQ
Guide Price £330,000

MA
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A deceptively spacious four bedroom family home nestled in a private corner of this established development set within the heart of the village.

Offered with the distinct advantage of NO ONWARD CHAIN, this property offers accommodation comprising an entrance porch, large living room, separate dining room, kitchen, cloakroom, four bedrooms and a bathroom.

Complete with block paved frontage, good size rear garden, parking and garage.

Early viewing is essential.



Entrance Hall

With door through to the:

Living Room

16'11" x 16'9" (5.17 x 5.11)

Spacious living room with featured fireplace, TV connection point, large window to the front aspect and door through to the:

Kitchen

12'6" x 8'3" (3.83 x 2.52)

Fitted with matching eye and base level storage units and wooden working tops over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, space and plumbing for dishwasher and fridge. Integrated oven with four ring gas burner hob, storage cupboard, window to the rear aspect and side door.

Dining Room

12'6" x 8'5" (3.82 x 2.57)

With radiator and French doors out to the rear garden.

WC

Low level WC, wash basin, radiator and window to the front aspect.

First Floor Landing

Radiator, airing cupboard and door through to:

Bedroom 1

13'9" x 9'11" (4.21 x 3.03)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2

9'7" max x 8'7" (2.94 max x 2.63)

With storage cupboard, radiator and window to the front aspect.

Bedroom 3

9'7" x 8'2" max (2.94 x 2.50 max)

With storage cupboard, radiator and window to the front aspect.

Bedroom 4

10'5" max x 6'9" (3.18 max x 2.07)

With storage cupboard, radiator and window to the rear aspect.

Bathroom

7'0" x 5'5" (2.14 x 1.67)

Three piece suite comprising of low level WC, wash basin, panel bath, tiled walls and obscured window to the rear aspect.

Outside - Rear

Fully enclosed garden with a variety of mature shrubs and trees, patio area leading to the side pedestrian gate.

Outside - Front

Bloc paved driveway enclosed by fencing and mature hedging.

Garage

With metal up and over door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 95 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - the

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

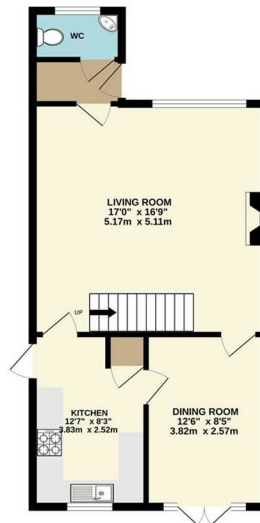
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

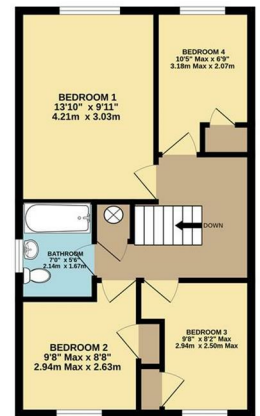
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling and any other items for comparison and/or calculation is taken for any particular situation or site condition. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are those noted and not guaranteed as to their operability or efficiency can be given.
Made with SketchUp 2022

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 them therefrom. 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.

