



**7, Orchard Way, Burwell  
Cambridge, CB25 0EQ  
£370,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 7, 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.

### Entrance Hall

Front door leading to:

### Kitchen

10'8" x 9'4"

Fitted with a range of eye and base level units with counter tops over. Stainless steel sink with mixer tap, double integrated oven, and integrated hob. Space for white goods. Window to rear aspect, sliding door to living room, external door to back garden.

### Living/Dining Room

22'3" x 11'11"

Windows to front and rear aspects. Gas fireplace with stone surround.

### Bedroom 1

11'11" x 9'10"

Window to rear aspect.

### Bedroom 2

12'2" x 11'11"

Window to front aspect.

### Bedroom 3

9'5" x 9'0"

Windows to front and side aspects.

### Bathroom

Suite with shower, handwash basin and WC. Windows to side and rear aspects.

### Outside Rear

Laid to lawn with mature shrubberies, and a brick outbuilding.

### Outside Front

Laid to lawn and mature shrubberies with concrete path leading to front door.

### 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.

### Property Information

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambridgeshire)

Property Type - End-of-Terrace House

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 76

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources -

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

### 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)

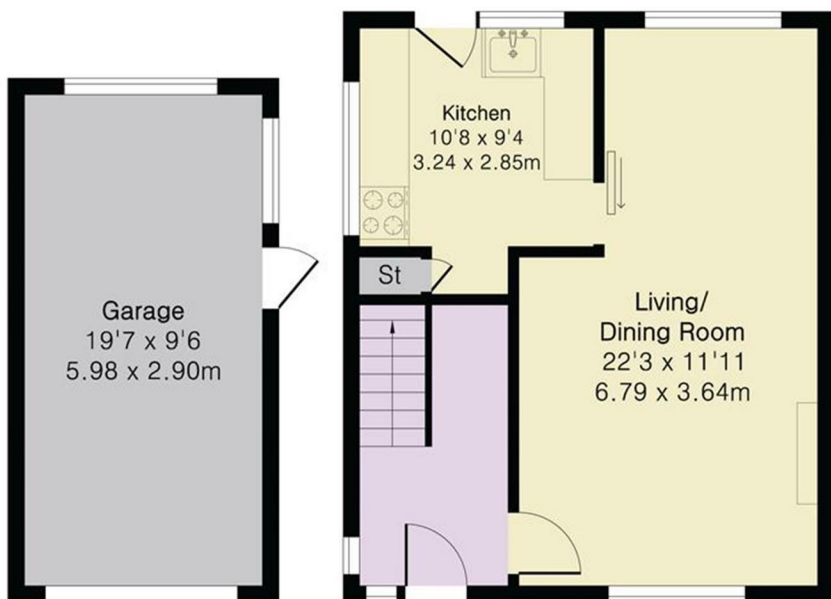
Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m

Garage Area 187 sq ft – 17 sq m

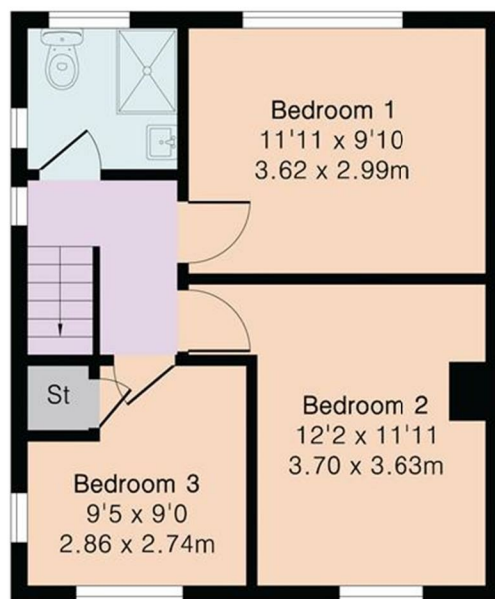


- Highly Sought After Village Location
- Garage
- Scope For Refurbishment
- Generous Front And Back Gardens
- Planning Permission For Next Door Plot: 26/00110/OUT
- No Onward Chain



Garage

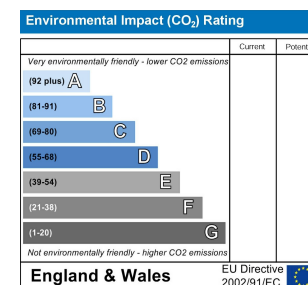
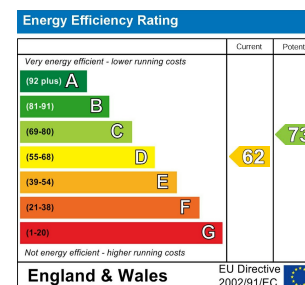
Ground Floor



First Floor



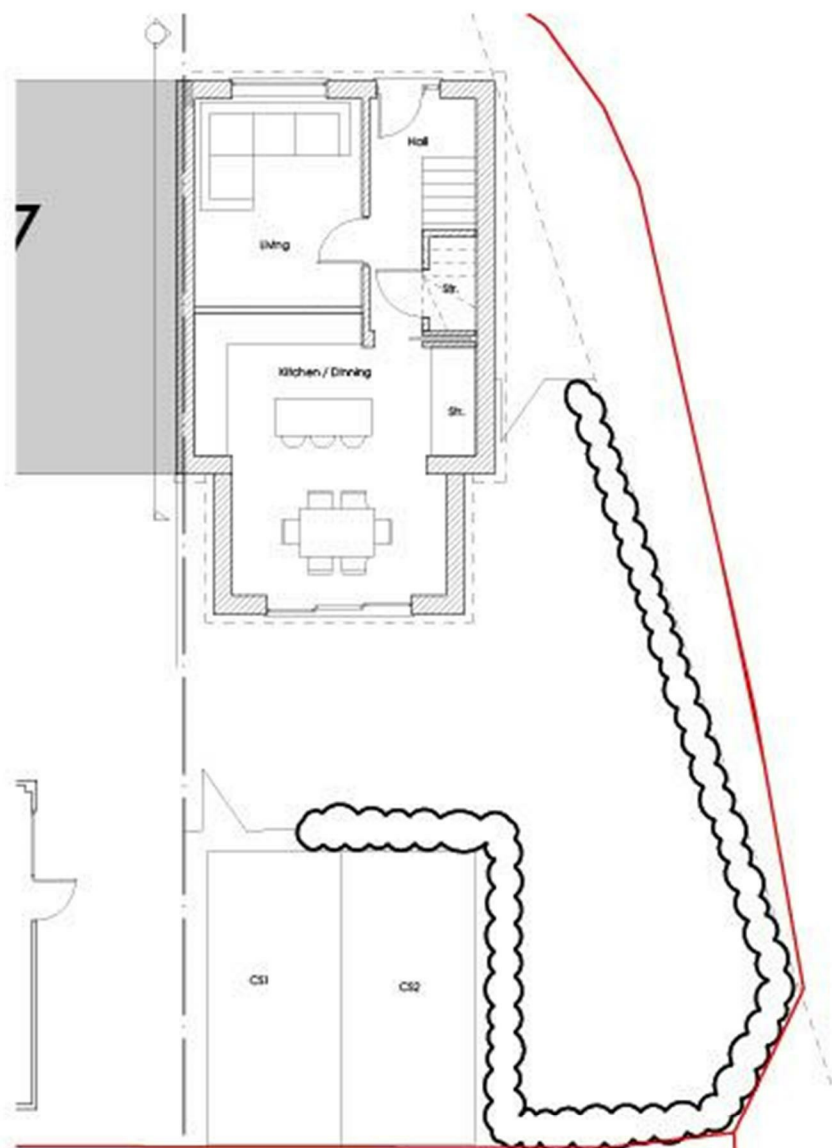
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



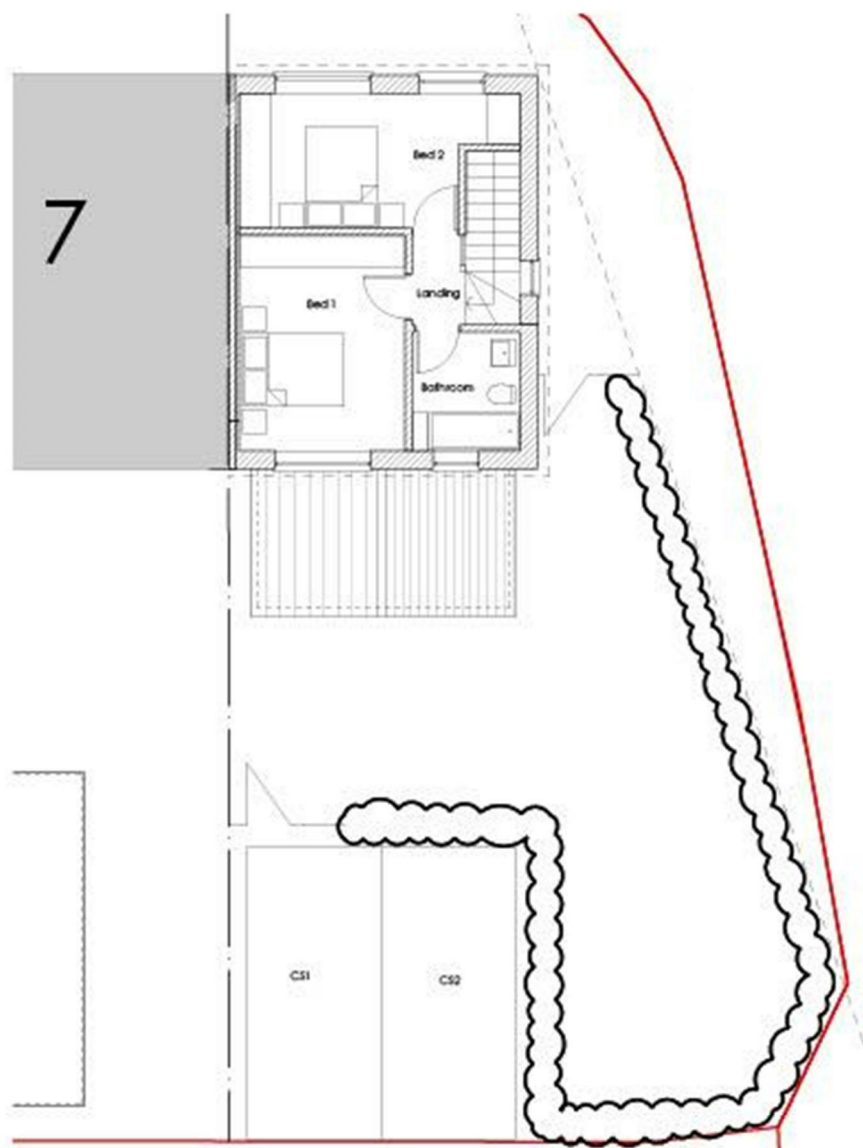
This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain 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.







1:100 Proposed Ground Floor Plan



1:100 Proposed First Floor Plan

#### NOTES

This drawing is subject to planning and all other necessary consents. Dimensions, areas and levels shown are approximate and subject to site survey. All dimensions are to be checked on site. Do not rely on this.

This drawing is to be read in conjunction with all relevant components of the project including drawings, documents and any other drawings or documents which may be included in this drawing or referred to in this drawing.

All construction details including foundations, floor levels and any structural elements are to be referred to the structural engineering specification for construction. All feasibility studies are subject to full site survey. The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard BS 5696:2000 parts 1, 2 & 3.

This drawing and the information therein is the property of TAB Architecture Ltd and shall not be copied, altered, or used for any other purpose without written permission of the company.

All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

All existing building regulations are to be followed.

Copyright (c) 2023. All rights reserved. Unauthorised reproduction is prohibited.



TAB Architecture Ltd  
Unit 13 E-Space South, 25 St Thomas Place,  
Ely, Cambridgeshire, CB7 4EX  
email: info@tabarchitecture.co.uk  
tel: 01638 500385

| Rev                                      | Date | Description |
|------------------------------------------|------|-------------|
| Client                                   |      |             |
| Chris                                    |      |             |
| Project Name                             |      |             |
| 7 Orchard Way, Burwell                   |      |             |
| Drawing Title                            |      |             |
| Proposed Ground Floor & First Floor Plan |      |             |
| Scale @ A3                               |      |             |
| 1:100                                    |      |             |
| Date                                     |      |             |
| July 2025                                |      |             |
| Des by                                   |      |             |
| AG                                       |      |             |
| REV                                      |      |             |
| Drawing No.                              |      |             |
| TAB1262-05                               |      |             |

SCALE 1:100 (METRES)

