



**Connells**

Orchard Way  
Lower Cambourne



Orchard Way,  
Lower Cambourne, CB23 5BN

For Sale Guide Price  
**£350,000 - £365,000**



Set in Lower Cambourne this popular style townhouse benefitting from kitchen, dining room and a first floor lounge, three double bedrooms including master bedroom with ensuite and family bathroom. Enclosed garden, parking and garage behind secure electric gates.

#### Entrance Hall

Door to front, stairs to landing , radiator.

#### Cloakroom

Wash hand basin, WC, part tiled, extractor fan, radiator.

#### Kitchen / Breakfast Room

12' 5" x 9' 1" ( 3.78m x 2.77m )

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, Range oven, integrated fridge/freezer, plumbing for dishwasher and washing machine, central heating boiler in cupboard, radiator.

#### Dining Room

12' 5" Max x 12' 4" Max ( 3.78m Max x 3.76m Max )

Window to rear, door to rear, under stairs cupboard, radiator.

#### First Floor Landing

Stairs to entrance hall and second floor landing, radiator.

#### Lounge

16' 3" x 12' 5" ( 4.95m x 3.78m )

Two balconies to front, Fireplace, television point, two radiators.



### Bedroom Three

12' 6" x 8' 9" ( 3.81m x 2.67m )

Two windows to rear, radiator.

### Second Floor Landing

Stairs to first floor landing, airing cupboard.

### Bedroom One

12' 5" Max x 10' 8" Max ( 3.78m Max x 3.25m Max )

Two windows to front, triple fitted wardrobes, radiator.

### Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, fully tiled, radiator.

### Bedroom Two

12' 5" Max x 8' 8" ( 3.78m Max x 2.64m )

Two windows to rear, loft access, triple fitted wardrobes.

### Bathroom

Bath with mix taps, hand held shower and shower over, glass screen, extractor fan, wash hand basin, WC, fully tiled, radiator.

### Rear Garden

Fence enclosed, patio area, laid to lawn, decking area, mature tree.

### Garage And Parking

Garage en bloc, one allocated parking space behind electric gates, space to front for small car and electric charger.

### Agents Notes

Please ask regarding service charge



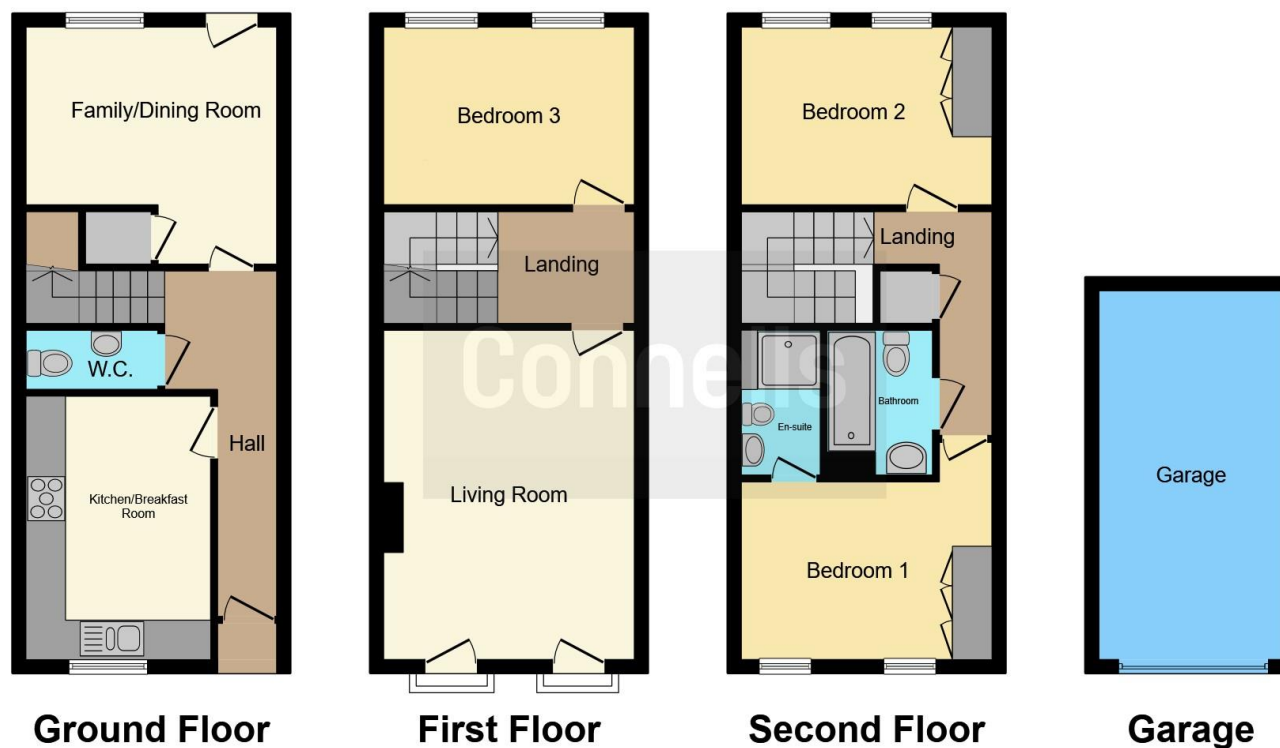












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

EPC Rating: Awaiting  
 Council Tax Band: D

Tenure: Freehold

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