



**West Croft, Orwell, SG8 5PW**

**welcome to**

## **West Croft, Orwell**

An extremely well-maintained 2 double bedroom detached bungalow located in the sought-after village of Orwell in a quiet location overlooking open farmland. With lovely enclosed rear garden and off-road parking to side, viewing is highly recommended.



### **Door To Entrance Hall**

Parquet flooring. Radiator. Recess lighting. Hatch to loft. 2 storage cupboards. Doors to:

### **Lounge/Diner**

16' x 15' 8" max ( 4.88m x 4.78m max )  
2 radiator. Double glazed windows to rear and side. Door to rear garden. Parquet flooring. Door to kitchen.

### **Kitchen**

11' 1" x 8' 5" ( 3.38m x 2.57m )  
Lovely fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built in oven and gas hob with extractor hood over, space for fridge-freezer, radiator, tiled floor, recess lighting, double glazed window to rear.

### **Bedroom One**

12' 5" x 9' 3" ( 3.78m x 2.82m )  
Radiator. Double glazed window to front. Feature pendant lighting. Fitted wardrobes.

### **Bedroom Two**

9' 6" x 9' 5" ( 2.90m x 2.87m )  
Double glazed window to front. Radiator.

### **Bathroom**

7' 1" x 6' 8" ( 2.16m x 2.03m )  
Fitted bathroom suite comprising bath with shower over, concealed cistern WC, wash hand basin set into unit with cupboards below, wall and floor tiling, heated towel rail, window to side, recess lighting.

### **Outside**

The property is located at the end of the cul-de-sac overlooking open farmland to the front and side.

### **Rear Garden**

Beautifully presented enclosed rear garden with large paved patio area with ample space for garden furniture, making it a perfect entertainment area. There is a gravel area with circular shaped lawn in the centre with fence surround, 2 wooden sheds, gate for side access, and decorative central pergola with greenery.

### **Parking**

Driveway to side providing off-road parking.

### **Agents Note**

The marketing price reflects a 70% share of the property,  
Monthly rent: £354.63  
Monthly service charge: £83.31

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **West Croft, Orwell**

- Well-maintained 2 bedroom detached bungalow.
- Spacious lounge/diner and separate kitchen.
- Lovely enclosed rear garden.
- Off-road parking.
- Marketing price reflects a 70% share.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1000.92

Ground Rent: 4255.56

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £304,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110847 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**