



Connells

Orchard Way
Lower Cambourne



Set in a perfect position overlooking the green, close to walks to the lakes this end of terrace townhouse boasting refitted kitchen, dining room, first floor lounge and three double bedrooms including master bedroom with refitted ensuite. Garage and gated parking

Entrance Porch

Door to front, stairs to first floor landing, Hive thermostat, telephone point, tiled flooring.

Cloakroom

Wash hand bash, WC, part tiled, extractor fan, tiled flooring, radiator.

Dining Room

12' 2" Max x 12' 6" (3.71m Max x 3.81m)

Window to rear, door to rear, under stair cupboard, tiled flooring, radiator.

Refitted Kitchen

12' 6" x 9' 1" Max (3.81m x 2.77m Max)

Window to front, refitted kitchen with a range of white gloss wall and base units, Quartz surfaces, one and a half inset sink and drainer, tiled splash back, electric oven, four burn gas hob, stainless steel cooker hood, integrated dishwasher and washing machine, space for fridge/freezer, combi central heating boiler, breakfast bar, heated towel rail, spot lights, tiled flooring.

First Floor Landing

Stairs to entrance hall and second floor landing.

Lounge

16' 2" x 12' 5" Max (4.93m x 3.78m Max)

Two Juliet balconies to front, fireplace, television point, two radiators.

Bedroom Three

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

Two windows to rear, radiator.

Second Floor Landing

Stairs to first landing, shelved storage cupboard.

Bedroom One

12' 5" Max x 10' 6" Max (3.78m Max x 3.20m Max)

Two windows to front, triple built in wardrobes, radiator.

Refitted Ensuite

Double shower cubicle, wash hand basin, WC, fully tiled, extractor fan, chrome heated towel rail, tiled flooring.

Bedroom Two

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

Two windows to rear, built in triple wardrobes, loft access, radiator.

Bathroom

Bath with mix tap and shower over, wash hand basin, WC, extractor fan, fully tiled, radiator, tiled flooring.

Rear Garden

Fence and brick surround, patio area, raised beds, pergola seating area, mature hedges, gravelled, gate to front.

Garage And Parking

Single garage with up and over doors, parking in front of garage behind electric gates.

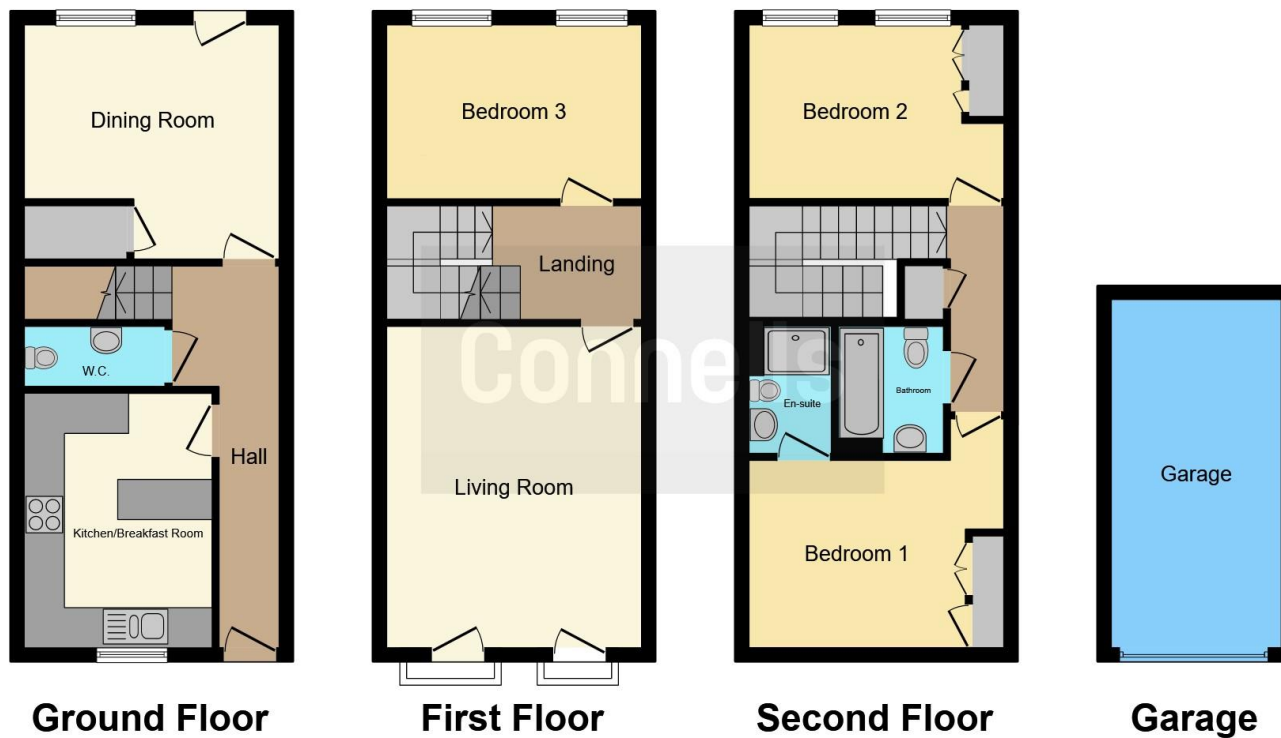
Agent Notes

Please ask regarding management charge









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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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