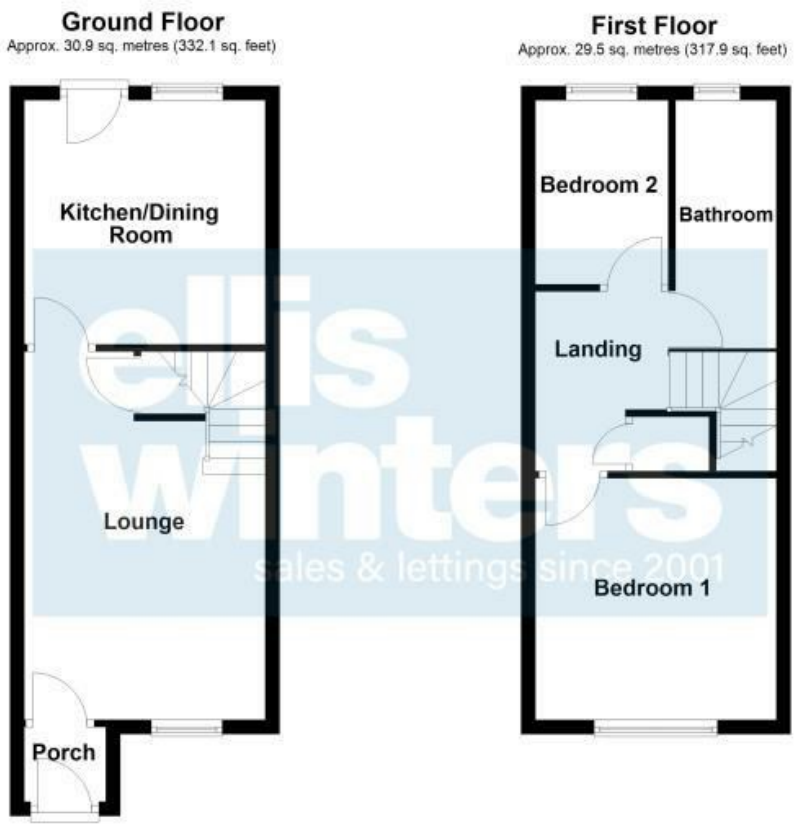

Total area: approx. 60.4 sq. metres (649.9 sq. feet)

Ground Floor

Porch

Lounge
5.18m (17') x 3.39m (11'1")

Kitchen/Dining Room
3.44m (11'3") x 3.39m (11'1")

First Floor

Landing

Bedroom 1
3.40m (11'2") x 3.39m (11'1")

Bedroom 2
2.59m (8'6") x 1.87m (6'2")

Bathroom
3.50m (11'6") x 1.42m (4'8")

Outside
To the front of the property the garden is laid mainly to lawn, with a paved pathway and planted edging.
To the rear of the property is an enclosed garden, laid mainly to lawn with a block paved pathway and seating area, and a garden shed.
There is gated access to the rear walkway that leads to the communal parking area, where there is available off-road parking.

EPC Rating: C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Further Information
Tenure: Freehold
Council Tax Band: B

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£200,000

Orchard Close

Warboys, Cambridgeshire, PE28 2SQ

PROPERTY SUMMARY

A well-presented and proportioned, terrace home within a cul de sac position and within a well-serviced village location. This superb home features a kitchen/dining room, a generous lounge, two good-sized bedrooms, a bathroom, an enclosed rear garden, and off-road parking. This home makes an ideal first-time buy or investment property. A viewing comes highly recommended.

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