



HARVEY ROBINSON

Offers In Excess Of
£375,000

Orchard Way

Lower Cambourne, CB23 5BN

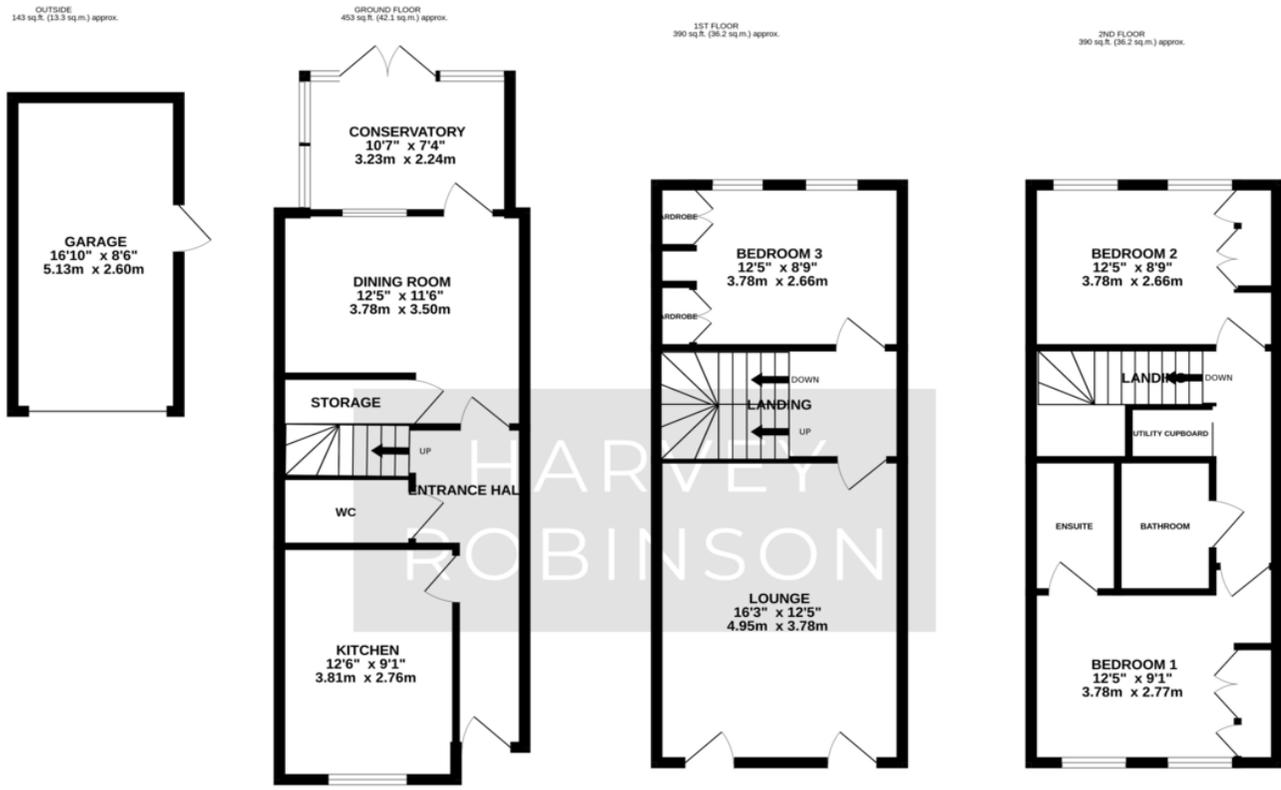
PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to present this beautifully maintained three-storey end-of-terrace townhouse, perfectly positioned overlooking a small green with far-reaching views towards the nature reserve. Offering versatile and thoughtfully improved accommodation, this turn-key home is ideal for modern family living.

On the ground floor, the property welcomes you with an entrance hall, a convenient downstairs cloakroom, a re-fitted kitchen, a separate dining room, and a bright conservatory opening onto the garden. The first floor features a spacious lounge with twin Juliet balconies framing views across the green, alongside a well-proportioned bedroom to the rear. The top floor provides two further bedrooms one of which has a re-fitted en-suite, a family bathroom, and a practical utility cupboard designed to house both washing machine and tumble dryer.







TOTAL FLOOR AREA: 1376 sq.ft. (127.9 sq.m.) approx.
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FAQs

Postcode for SatNav: CB23 5BN
 What3Words location: ///betraying.held.latches
 Maintenance fee: £140 per annum, this covers the maintenance of the green, the electric gates, and lighting
 Property built: 2002
 Council tax: D
 How long have the owners lived here: Since 2022
 Garden aspect: N/W
 Primary catchment: Jeavons Wood
 Secondary catchment: Cambourne Village College
 Water meter: Yes
 Boiler: Installed 2021, serviced 2025
 Loft: Part boarded

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	77	81
England & Wales <small>EU Directive 2002/91/EC</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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