



West Croft, Orwell, SG8 5PW

welcome to

West Croft, Orwell

Beautifully presented two-bedroom shared ownership home in a peaceful cul-de-sac overlooking open greenery with a brook. Stylish kitchen/diner, two double bedrooms, garden and driveway parking.



Ground Floor Entrance Hall

Double glazed front door opening onto hallway.
Stairs rising to first floor. Wall mounted radiator.

Lounge

Double glazed widow to front aspect. Wall mounted radiator and under stair storage cupboard.

Cloakroom

Double glazed window to side aspect. Low level WC, wash hand basin and wall mounted radiator.

Kitchen/Diner

Double glazed window and door to rear aspect.
Fitted kitchen with a mix of wall and base level units, work surfaces incorporating a 1.5 sink unit with mixer tap. Built in oven and hob with over hood. Space for fridge freezer and dishwasher. Wall mounted radiator.

First Floor Landing

Stairs rising from ground floor. Wall mounted radiator, storage cupboard and loft access.

Bedroom One

Two double glazed windows to front aspect. Storage cupboard and wall mounted radiator.

Bedroom Two

Double glazed window to rear aspect. Wall mounted radiator.

Bathroom

Double glazed window to side aspect. Low level WC, vanity wash hand basin and bath with shower over. Wall mounted heated towel rail.

Outside

Rear Garden

Laid to lawn rear garden with patio seating area. Timber fencing surround with gated access.

Parking

Driveway for two vehicles.

Location

Orwell is a charming and highly sought-after South Cambridgeshire village, surrounded by beautiful open countryside and offering a peaceful rural lifestyle. The village benefits from a good range of local amenities, including a village shop, public house, primary school and community facilities, while nearby Royston and Cambridge provide a wider selection of shopping, leisure and dining options. Excellent road links provide easy access to Cambridge, Royston and the surrounding towns, with the A505 and A10 also within convenient reach. The nearby mainline railway stations at Royston and Shepreth provide regular services towards Cambridge and London, making Orwell an appealing choice for commuters seeking countryside living with excellent

Agent Notes

50% share with CHS Group
Leasehold 150 years from and including 29 September 2020
Rent & Service charge £679.42pcm

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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welcome to

West Croft, Orwell

- STUNNING TWO BEDROOM FAMILY HOME
- SHARED OWNERSHIP
- LOUNGE
- KITCHEN/DINER
- CLOAKROOM & FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£197,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110917 - 0004

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