



20 Burwell Reach

PE2 7ZE

Offers in the region of £240,000



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Well positioned semi detached house on Burwell Reach, a popular part of Botolph Green in Orton Longueville.

This property comprises of;

Ground Floor- entrance hall, w/c, lounge with double doors to the dining room, dining room has patio doors to the garden, kitchen with side door to the garden.

First Floor- landing with window to the side and airing cupboard, three bedrooms and a family bathroom.

Outside- lawned frontage with side access,. To the rear of the property, a good sized enclosed garden, mainly laid to lawn. Garage and driveway.

This property is within easy reach of all Orton has to offer and major transport links. This property benefits from being offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: C





Ground Floor  
Entrance Hall  
Lounge  
13'3" x 11'0" (4.06m x 3.37m)



Dining Room  
9'8" x 8'4" (2.96m x 2.55m)  
Kitchen  
8'7" x 8'4" (2.62m x 2.55m)

W/C  
First Floor  
Landing

Bedroom One  
11'5" x 10'7" (3.50m x 3.24m)

Bedroom Two  
11'3" max x 8'10" max (3.44m max x 2.71m max)

Bedroom Three  
11'10" x 5'10" (3.63m x 1.79m)

Family Bathroom



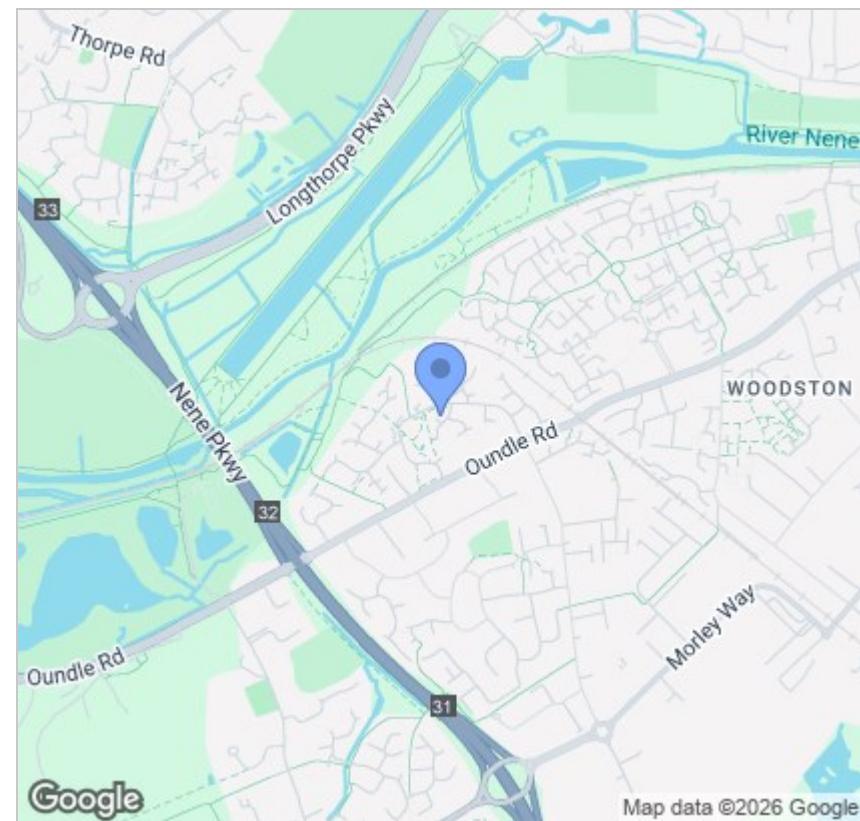
## Floor Plan



## Viewing

Please contact our Orton Office on 01733 852257  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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