



20 Burwell Reach

PE2 7ZE

£1,245



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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



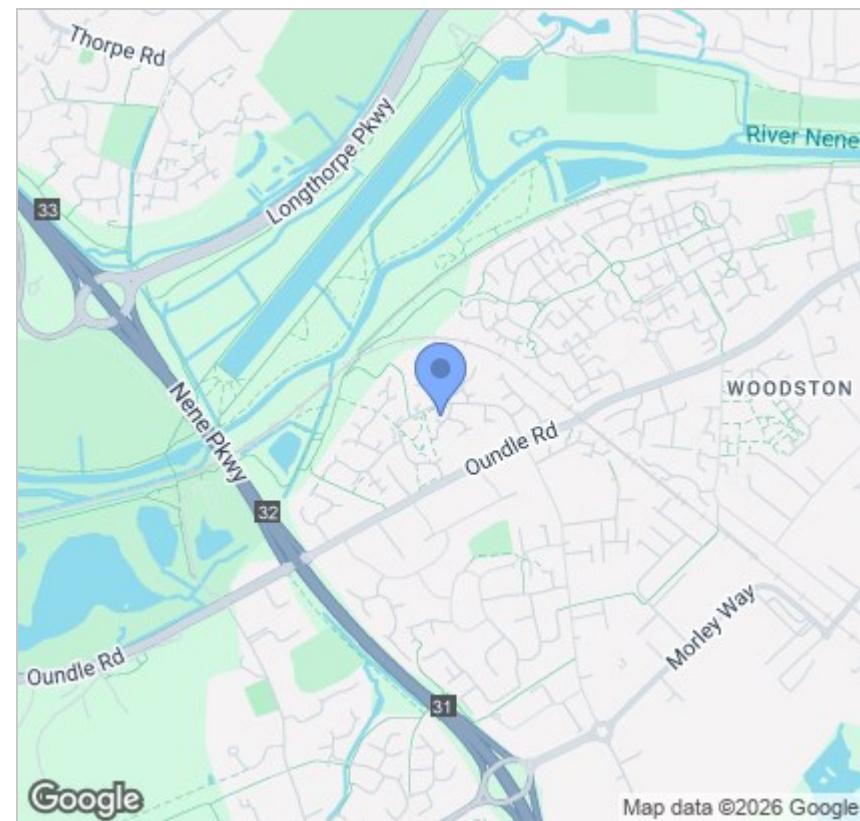
Floor Plan



Viewing

Please contact our Lettings Office on 01733 973673
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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