



15 Orchard Terrace, Whittlesford, Cambridge, CB22 4LU  
Guide Price £215,000 Freehold



**A ONE-BEDROOM SINGLE STOREY RESIDENCE, ENJOYING A TRANQUIL, TRAFFIC-FREE POSITION AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.**

The property occupies a pleasant cul-de-sac position just a short walk from the village amenities. The bungalow enjoys a pleasant traffic-free position with gardens to both front and rear with well proportioned accommodation., however requiring modernisation and updating.

The accommodation comprises a reception hall with three fitted storage cupboards, a bedroom with fitted wardrobe cupboard and a bathroom boasting a low level WC, pedestal wash hand basin, panel bath and airing cupboard.

The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, space for an electric cooker, fridge freezer and washing machine. The sitting/dining room is well proportioned and overlooks a pleasant green area to the front.

Outside, there are lawned front and rear gardens and the rear garden boasts a brick built store and enclosed by picket fencing.

**Location**

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. Whittlesford is a stones throw from the Duxford Imperial War museum. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel. The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Electric heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-B

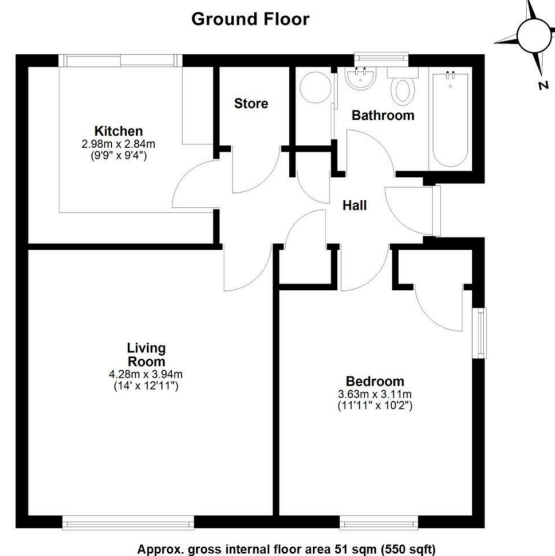
**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		
B	81-90		
C	71-80		
D	61-70		
E	51-60		
F	41-50	33	50
G	1-40		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.