

17 Orchard Way, Offord d'Arcy, PE19 5RE

THOMAS MORRIS







Guide Price: £325,000 - £350,000

Freehold

Orchard Way, Offord d'Arcy, PE19 5RE

- Three-bedroom Semi-Detached Bungalow
- Desirable Village Location
- Energy-efficient Solar Panels
- Modern Shower Room
- Garage and Parking
- Enclosed Rear Garden
- Double glazing Throughout
- Excellent Access to Road Networks
- Freehold
- Energy Rating - C/71

Situated in the heart of a sought-after village, this well-presented three-bedroom bungalow offers comfortable single-storey living in a peaceful setting. The accommodation comprises three well-proportioned bedrooms, a spacious living room, a fitted kitchen, and a modern shower room. The layout is practical and versatile, making it suitable for a range of buyers, including families, downsizers, and those seeking accessible living. The property also benefits from solar panels, helping to improve energy efficiency and potentially reduce running costs. Externally, the property features a garage providing useful storage or secure parking, together with an enclosed rear garden offering a private outdoor space, ideal for relaxing, entertaining, or gardening.

Conveniently located within a popular village, the property enjoys a welcoming community atmosphere while remaining within easy reach of local amenities and transport links.

Agents Note: The Solar Panels are owned outright

Council Tax Band - C
Huntingdon District Council

Accommodation

Entrance Hallway

Living Room *14'9" x 11'2" (4.5m x 3.4m)*.

Kitchen *14'1" x 9’ (4.3m x 2.74m)*.

Bedroom One *10'4" x 10'1" (3.15m x 3.07m)*.

Bedroom Two *9’ x 7'10" (2.8m x 2.4m)*.

Bedroom Three *12'1" x 11'3" (3.68m x 3.43m)*.

Shower Room

Outside

Front Garden and Enclosed Rear Garden

Garage *16'3" x 8'7" (4.95m x 2.62m)*.







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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