

**8 Great Lane, Reach
Cambridgeshire CB25 0JF
Offers In Excess Of £300,000**

MA
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A charming period property set within this superb village setting and enjoying huge potential for improvement and extension, subject to usual consent.

Boasting accommodation to include a living room/dining room, kitchen, bathroom and three good size bedrooms.

Externally the property offers a sizeable and generous size corner plot garden and off road parking.

Viewing is recommended.



Accommodation Details:

Living/Dining Room

With featured bricked fireplace, TV connection point, radiator, window to the front and side aspect, staircase rising to the first floor with storage under.

Wet Room

Three piece fitted suite with low level WC, pedestal wash basin, adapted shower, part tiled walls and window to the side aspect.

Kitchen

Fitted with both eye and base level storage units, inset stainless steel sink and drainer, space and plumbing for oven, fridge and washing machine, storage cupboard, radiator and window to the rear aspect.

First Floor Landing

With doors leading through to the bedrooms.

Bedroom 1

Double bedroom with two fitted wardrobes, radiator and window to the side aspect.

Bedroom 2

Double bedroom with radiator and window to the side aspect.

Bedroom 3

Double bedroom with radiator and window to the front aspect.

Outside - Rear

Wrap around enclosed garden with a variety of mature shrubs and flowers, lawn area, patio seating area, paved parking space and useful bricked outbuilding.

PROPERTY INFORMATION

- Maintenance fee - n/a
- EPC - E
- Tenure - Freehold
- Council Tax Band - C (East Cambs)
- Property Type - Semi-detached house
- Property Construction – Standard
- Number & Types of Room – Please refer to the floorplan
- Square Meters - 81 SQM
- Parking – Off road
- Electric Supply - Mains
- Water Supply – Mains
- Sewerage - Mains
- Heating sources - Oil

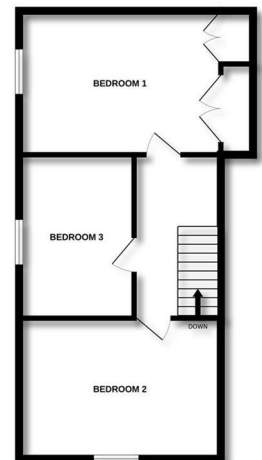
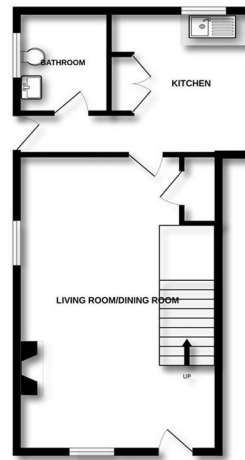
Broadband Connected - tbc
 Broadband Type – Ultrafast available, 930Mbps download, 930Mbps upload
 Mobile Signal/Coverage – Good
 Rights of Way, Easements, Covenants – None that the vendor is aware of

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of all areas, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The names, symbols and appliances shown here are for reference only and are not intended as to their construction or efficiency, such as to be given. Made with MapInfo 2002

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

