



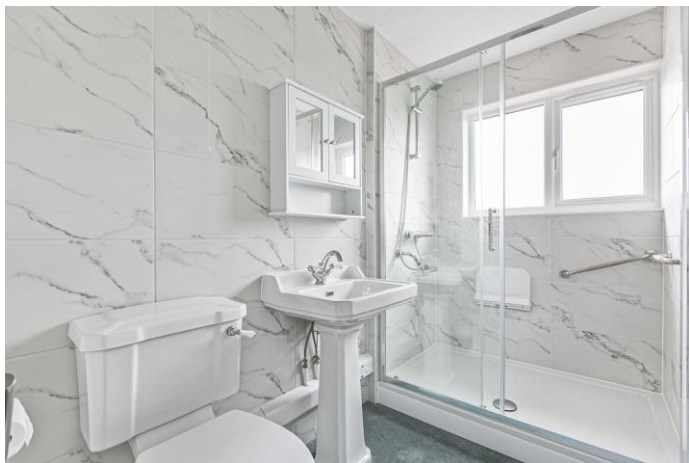
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Butts Green, Whittlesford, Cambridge, CB22 4NS

A well presented end of terrace home offering fantastic opportunity to both first time and investment buyers. Located in heart of this highly sought after village, the property offers generous and versatile accommodation coupled with a walled courtyard garden.

- NO UPWARD CHAIN
- Open plan living
- Walled courtyard garden
- Well presented and versatile accommodation
- Great potential for both first time and investment buyers

Guide Price **£300,000**



A well presented end of terrace home offering fantastic opportunity to both first time and investment buyers. Located in heart of this highly sought after village, the property offers generous and versatile accommodation coupled with a walled courtyard garden.

The front of the property has a pathway leading to the entrance door with feature flower beds and offers gated access to the courtyard garden with a storage shed.

Whittlesford is a popular village located about 11 miles south of Cambridge and well-positioned for access to the M11, A11 and A505. There is a wide variety of facilities within the village, including public houses, hotels, primary school, churches, shops and a vet's clinic. Further amenities are available in nearby Sawston and Duxford, including the Imperial War Museum. Whittlesford also benefits from its own mainline train station, which provides direct links to London Liverpool Street.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, door to the kitchen/dining room

KITCHEN/DINING ROOM

With a window to the front aspect, matching eye and base level units, worktop with inset sink and half with drainer, four ring electric hob, tiled splash back, integrated oven, space and plumbing for washing machine, walk in pantry, space for a fridge/ freezer, opening to the living room

LIVING ROOM

With window to the front aspect, Velux windows and French doors opening to the walled courtyard, door to bedroom two/study

BEDROOM 2/STUDY

With window to the front and rear aspect, pull down double bed and fitted wardrobe

FIRST FLOOR

LANDING

Doors to:

BEDROOM 1

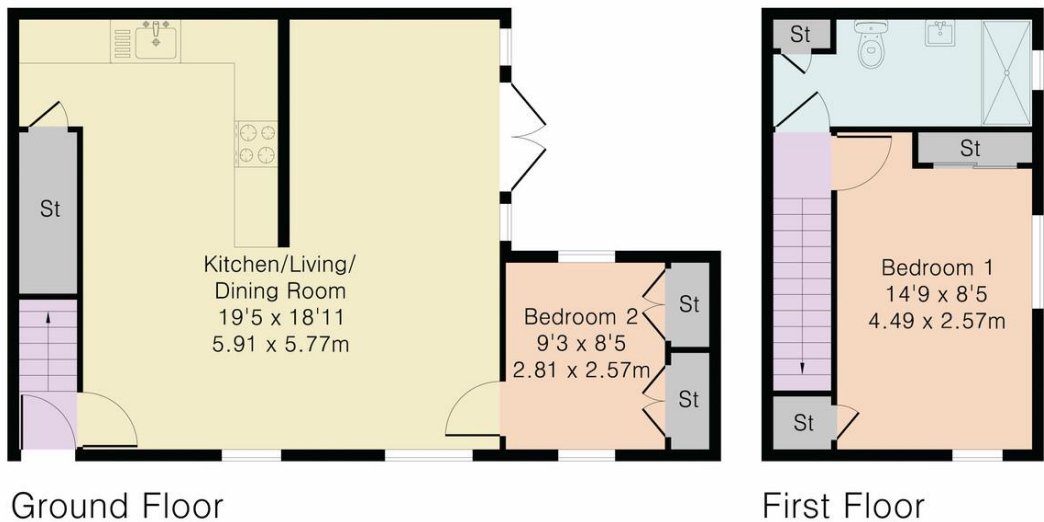
Window to the front and side aspect, fitted wardrobes, storage cupboard

SHOWER ROOM

With window to the side aspect, suite comprising; large shower with glass/chrome sliding door, integral power shower, pedestal wash basin with chrome mixer tap, low level wc, storage cupboard, chrome heated towel rail, part tiled wall



Approximate Gross Internal Area 729 sq ft – 68 sq m
Ground Floor Area 502 sq ft – 47 sq m
First Floor Area 227 sq ft – 21 sq m



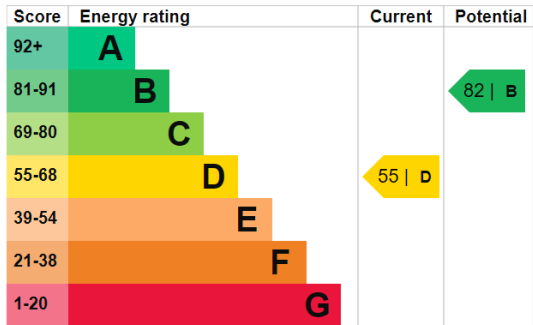
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: C

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.