



Station Road, Whittlesford, CB22 4NL

**CHEFFINS**

## Station Road

Whittlesford,  
CB22 4NL

A two bedroom mid terrace Victorian home offering exciting opportunity to both first time and investment buyers, conveniently located just 0.1 miles from Whittlesford rail station. The accommodation extends to approximately 629 sq. ft. Arranged over two floors with the added benefit of a generous rear garden.

### LOCATION

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.



**Guide Price £300,000**





## GROUND FLOOR

### LOUNGE

With entrance door, window to the front aspect, feature fireplace, door to

### KITCHEN / DINER

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and half with drainer, space for appliances including oven, washing machine and fridge freezer, stairs to the first floor, wood effect flooring, door to

### INNER HALLWAY

With door to rear, cupboard housing boiler, door to

### BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin, panelled bath with electric shower over, part tiled walls

## FIRST FLOOR

### LANDING

Doors to

### BEDROOM ONE

With window to the front aspect, feature fireplace

### BEDROOM TWO

With window to the rear aspect, over stairs storage cupboard

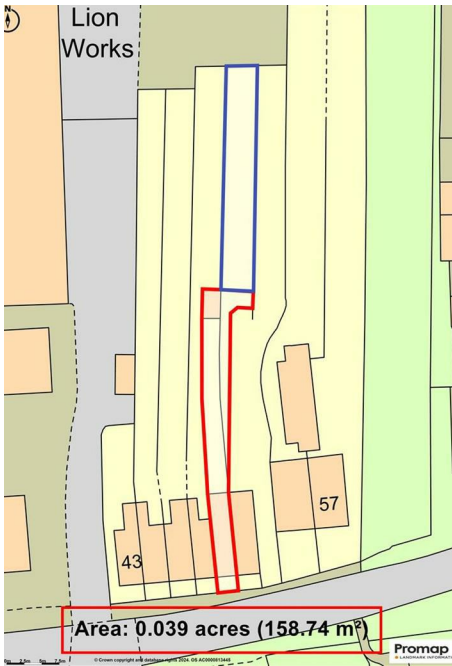
### OUTSIDE

The well proportioned rear garden is mostly laid to lawn with feature flower beds and a storage shed. Gated side access is available via a right of access through the neighbouring gardens.

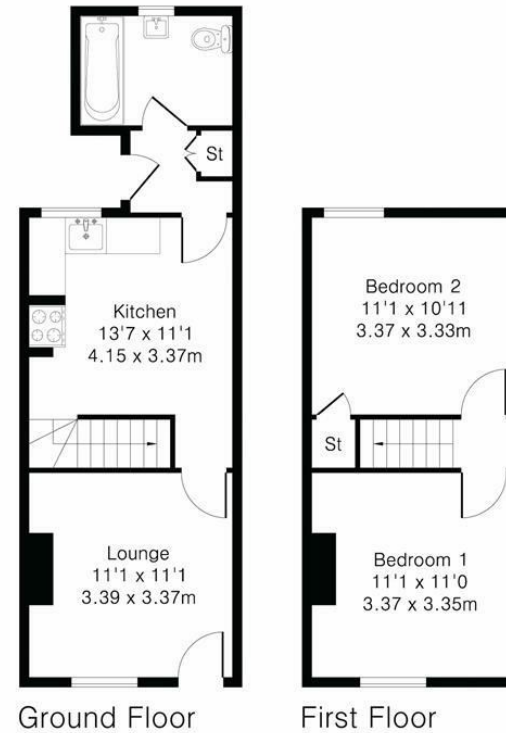
The front boundary is retained by a low level brick wall with an opening to a pathway leading to the entrance door.

### AGENT'S NOTE

The parcel of land marked in blue may be purchased by separate negotiation or included subject to an uplift clause with regards to future development.



Approximate Gross Internal Area 629 sq ft – 59 sq m  
 Ground Floor Area 353 sq ft – 33 sq m  
 First Floor Area 276 sq ft – 26 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	67
(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

Guide Price £300,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire



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 practise. 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.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.