



High Street, Little Wilbraham, Cambridge, CB21 5JY

**CHEFFINS**



## High Street

Little Wilbraham, Cambridge,  
CB21 5JY

- An Established Period End Terraced Cottage
- 2 Bedrooms
- Kitchen/Breakfast Room
- Large Rear Garden
- Tranquil Village Location
- Excellent Potential To Improve & Extend (STP)

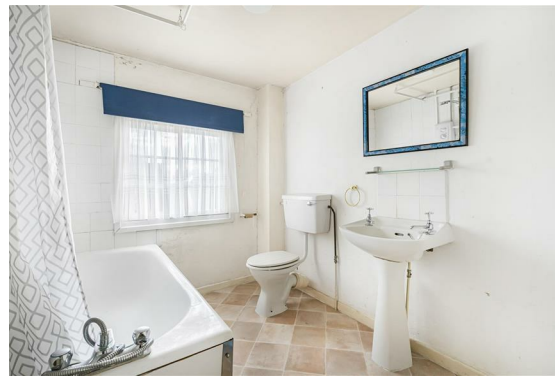
An exceptional opportunity to purchase a charming 2-bedroom end-of-terraced Victorian property, poised for sympathetic improvement and comprehensive modernization throughout. Nestled comfortably within its own mature corner plot, the residence presents an aesthetically pleasing frontage that serves as a prelude to its potential transformation.

2 1 1

**Guide Price £290,000**







## LOCATION

Little Wilbraham is situated some eight miles east of Cambridge roughly equidistant to Newmarket. The parish is predominantly agricultural and the village remains one of the prettiest Cambridgeshire villages. The neighbouring Great Wilbraham boasts a nursery, Church of England primary school, post office and village convenience store, public house and a popular sports and social club. Secondary schooling is available in the nearby village of Bottisham with a school bus service running to and from the village. The short link to the A11/M11 allows swift access to Stansted airport, London can be reached in about an hour, and many other major road links including the A1 and A14. For the rail commuter there is easy access to Cambridge and Whittlesford stations offering direct services to London from 50 minutes.

## DESCRIPTION

A two bedroom Victorian end of terraced property of brick construction under a slate roof.

## ON THE GROUND FLOOR

### PANELLED GLAZED ENTRANCE DOOR

leading through into:

### LIVING/DINING ROOM

with wall mounted lighting, fireplace with tiled surround, tiled hearth and mantel, fitted shelves in recess of chimney breast, electric storage heater, door through to:

### KITCHEN

comprising a collection of base mounted storage cupboards and drawers with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for cooker, space and plumbing for washing machine and dishwasher, tiled flooring, electric radiator, cupboard under stairs, door leading through to garden, sash window to front aspect, panelled door accessing stairwell with stairs rising to first floor accommodation.

## ON THE FIRST FLOOR

### LANDING

with panelled doors providing access into respective rooms, sliding window overlooking garden.

### BEDROOM 1

exposed timber flooring, former fireplace currently

boarded up, wooden mantel, electric radiator, fitted railings and shelving in the corner of the room in recess to chimney breast, window to rear aspect, sash window to front aspect.

### BEDROOM 2

with exposed timber flooring, electric storage heater, window to front aspect.

### BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted electric Powershower, hot and cold mixer bath tap with additional shower head attachment, low level w.c. with hand flush, wash hand basin with separate hot and cold tap, tiled splashback, tiled effect flooring, loft access, electric storage heater, cupboard housing hot water cylinder and fitted timber shelving.

### OUTSIDE

The property is approached off the High Street in Little Wilbraham via a grass verge leading to an enclosed front lawn via a low level timber gate and fence, concrete pathway surrounded by an area laid to lawn leading to the front entrance door.

To the rear is a garden principally laid to lawn with a number of mature shrubs and plants dotted around the garden. There is a brick built store adjoining the rear of the property and is accessed via a door providing highly useful storage space, wide lawn side access leading back round to the front of the property.

## TENURE AND POSSESSION

Freehold with Vacant Possession

## OUTGOINGS

The property is in Council Tax Band D and has an EPC rating of E.

## ANTI-MONEY LAUNDERING REGULATIONS

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (Subject to Contract) and prior to Solicitors being instructed.

## PLANS AND AREAS

Plans attached to the particulars are taken from Promap and are for identification purposes only.

## LOCAL AUTHORITY

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.

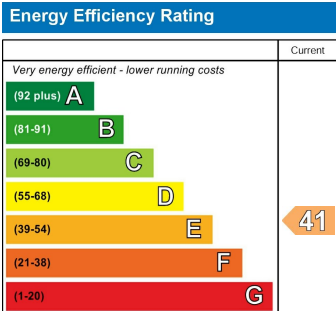

## VIEWINGS

Strictly by appointment with the agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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
		

Guide Price £290,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - South Cambridgeshire



**Approximate Gross Internal Area 746 sq ft - 69 sq m**

Ground Floor Area 414 sq ft - 38 sq m

First Floor Area 332 sq ft - 31 sq m



**PINK PLAN**

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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

**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.

