



High Street, Little Wilbraham, Cambridge, CB21 5JY

**CHEFFINS**



## High Street

Little Wilbraham,  
Cambridge,  
CB21 5JY

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**Guide Price £540,000**

- Rare opportunity for both investors and owner/occupiers.
- Two Adjoining Two Bedroom Period Cottages.
- Potential for use as investment properties or Airbnb.
- Potential for Extension (STP).
- Quiet Village Location.
- Large Rear Gardens.

An excellent opportunity to purchase two adjoining two bedroom cottages which could be refurbished as investment properties or for Airbnb. The end of terrace cottage benefits from a significant area to the side which provides potential for extending the cottage (STP). Both properties also benefit from large gardens to the rear.







## Mid-Terrace

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



## End-of-Terrace

An exceptional opportunity to purchase a charming 2-bedroom end-of-terrace Victorian property, poised for sympathetic improvement and comprehensive modernization throughout. The property benefits from a significant area to the side which provides potential for extending the cottage (STP).



**MID-TERRACE**

The accommodation briefly comprises an attractive and well-proportioned sitting room which is entered from the front entrance door, with footwell located immediately in front. An open fireplace with a brick surround provides a wonderful focal point to the room with fitted cabinets either side, in the recess of the chimney breast. A panelled sash window provides views to the front aspect. Leading directly off the sitting room is the kitchen/breakfast room with wall & base mounted storage cupboards & drawers and an inset stainless steel sink, hot and cold taps with a drainer to the side and adjacent to this is space for a cooker. Also located in this room are the stairs leading to the first floor accommodation, with an understairs storage cupboard and adjacent to this is the rear access door leading out onto the garden.

On the first floor, two well-proportioned bedrooms can be found, both with sash windows to the front aspect and the principal bedroom having a cast iron fireplace providing a wonderful focal point to the room. There is also a family bathroom which comprises a white three-piece suite.

Outside, the property is approached off the high street via an enclosed front garden leading to the entrance door. To the rear, is a lengthy garden, principally laid to lawn with a paved area directly off the rear part of the property. Adjacent to this is the external oil boiler and on the other side of the garden is where the oil tank is located. To the very back of the garden is a brick built store with adjoining log store.

**END-OF-TERRACE**

The accommodation briefly comprises an attractive and well-proportioned sitting room which is entered from the front entrance door, with footwell located immediately in front. An open fireplace with a tiled surround provides a wonderful focal point to the room with fitted shelves in the recess of the chimney breast. A panelled sash window provides views to the front aspect. Leading directly off the sitting room is the kitchen/breakfast room with base mounted storage cupboards & drawers and an inset stainless steel sink, hot and cold taps with a drainer to the side and adjacent to this is space for a cooker and plumbing for washing machine and dishwasher. Also located in this room are the stairs leading to the first floor accommodation, with an understairs storage cupboard and adjacent to this is the rear access door leading out onto the garden.

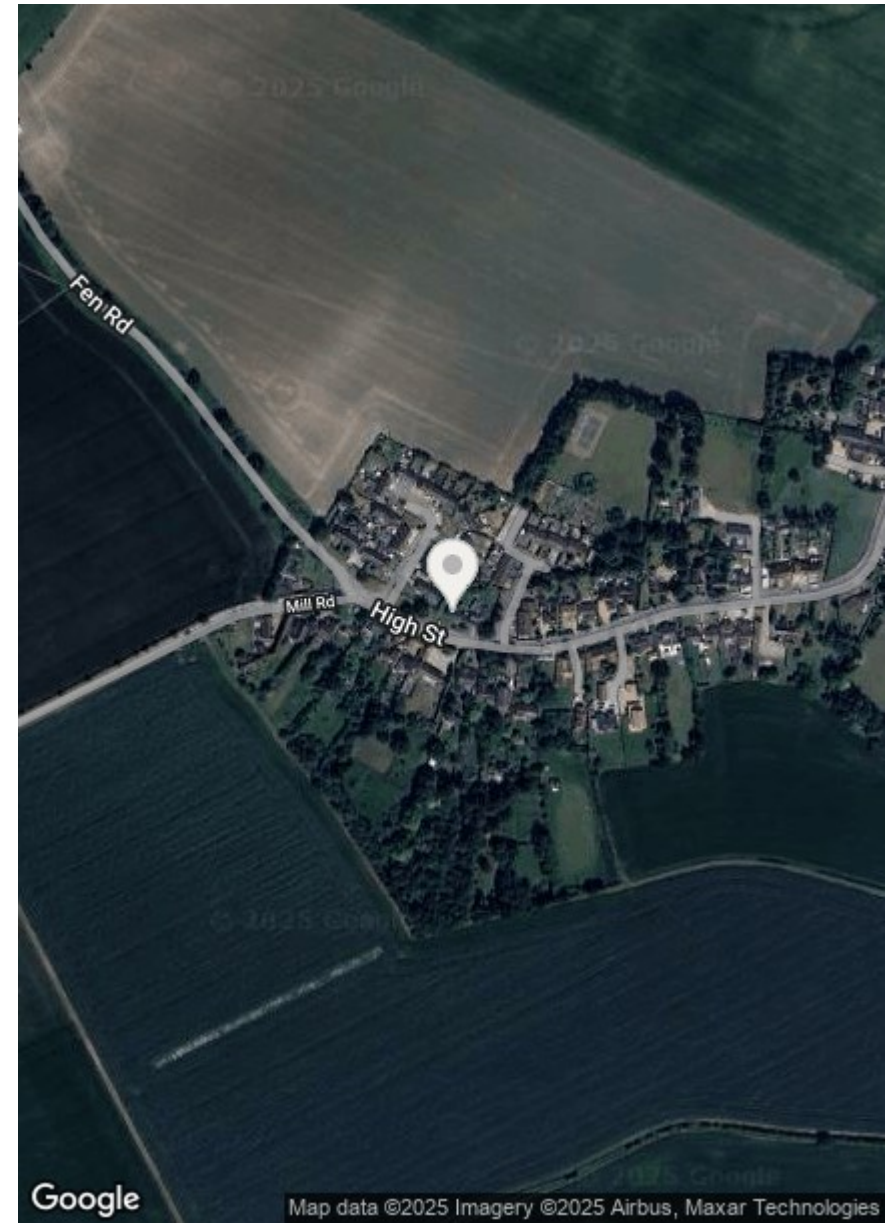
On the first floor, two well-proportioned bedrooms can be found, both with sash windows to the front aspect and the principal bedroom having a fireplace which is currently boarded up. There is also a family bathroom which comprises a white three-piece suite.

Outside, the property is approached off the high street via an enclosed front garden leading to the 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.

Guide Price £525,000  
Tenure - Freehold  
Local Authority - South Cambridgeshire

EPC Ratings  
Mid Terrace - D  
End Terrace - E

Council Tax Band  
Mid Terrace - D  
End Terrace - D

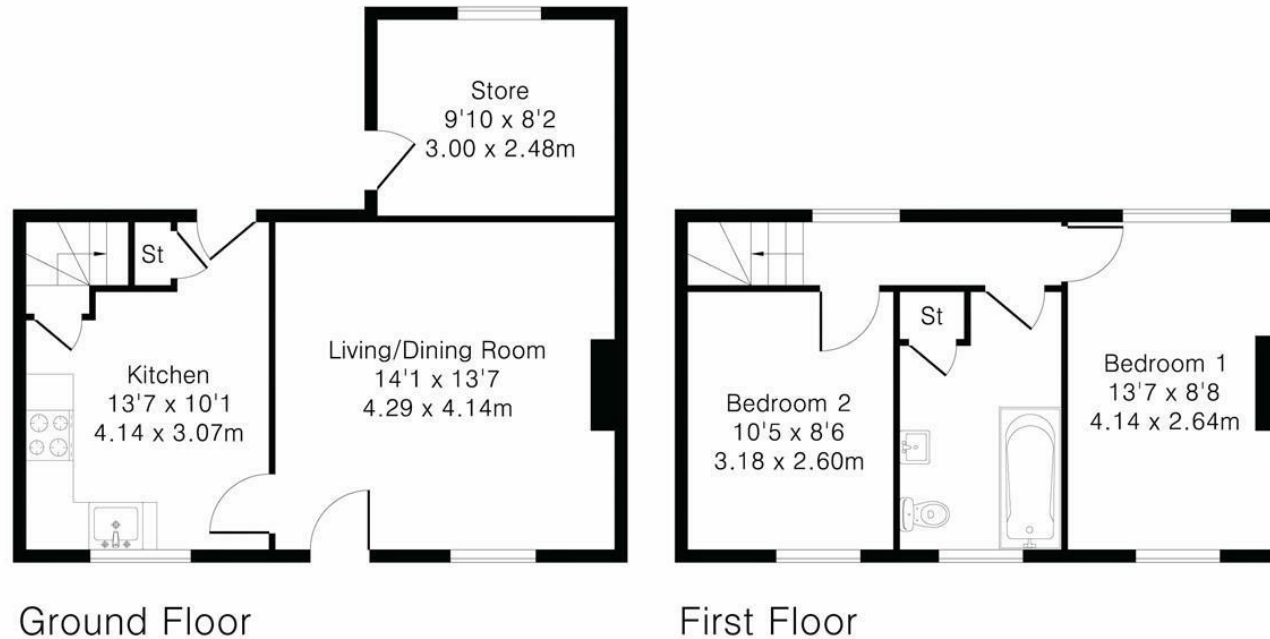


## End-of-Terrace

**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



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.



## Mid-Terrace

Approximate Gross Internal Area 738 sq ft – 69 sq m  
 Ground Floor Area 409 sq ft – 38 sq m  
 First Floor Area 329 sq ft – 31 sq m


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**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.

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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.


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