



Church Street, Great Wilbraham, CB21 5JQ

**CHEFFINS**



## Church Street

Great Wilbraham,  
CB21 5JQ

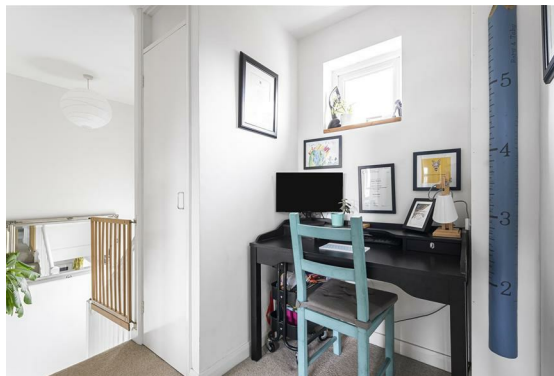
A recently refurbished two bedroom mid-terrace property providing thoughtfully designed living accommodation together with enclosed rear gardens. The property is located centrally in the popular village of Great Wilbraham close to local amenities.

2 1 2

**Guide Price £300,000**







## FRONT DOOR

leading into:

## ENTRANCE HALL

with stairs up to first floor, storage cupboard understairs, engineered oak flooring and electric heater.

## SITTING ROOM

with engineered oak wood flooring, electric heater and large double glazed window overlooking rear garden, bookshelf, leading into:

## KITCHEN/DINING ROOM

Kitchen with tiled floor, LED downlighters, selection of floor and wall units with beechwood worktop, stainless steel one and a half bowl sink and drainer, double glazed window overlooking front of the property, space for washing machine, integrate Bosch oven and 4 ring Bosch electric hob and extractor fan over, integrated Bosch dishwasher, cupboard housing fuse box as well as space for some additional pantry storage. Off the kitchen Dining Room with continuation of engineered oak wood flooring, electric heater and double glazed window overlooking

the rear garden, upvc glass stable style door leading out to the rear garden.

## ON THE FIRST FLOOR

stairs carpeted to first floor.

## BEDROOM

carpeted, with built-in mirror sliding door wardrobes, double glazed window overlooking the rear garden, electric heater.

## LANDING

carpeted, access to two storage cupboards, one of the cupboards houses the immersion heater, leading to:

## BEDROOM 2

carpeted, double glazed window overlooking the rear aspect, electric heater.

## FAMILY BATHROOM

with three piece white suite comprising of low level w.c., sink with mixer tap, bath with electric shower over, part tiled walls, tiled flooring, medicine cupboard and electric heated towel rail, part boarded loft for additional storage.

## OUTSIDE

The property is approached via a footpath and front garden which is mainly gravel with some mature shrubs.


Rear garden is laid predominantly to lawn with gravel and raised bed border with various plants and shrubs. Further raised bed with cherry blossom tree and various other plants and shrubs. Terrace area which lends itself to al fresco dining, raised vegetable beds as well as storage shed and further covered storage, access out onto rear of the property. The rear garden is fully enclosed with predominantly wood and concrete post fencing to the right hand side and to the left wooden slat fencing. The access at the rear of the garden is to rear alley with bin area.









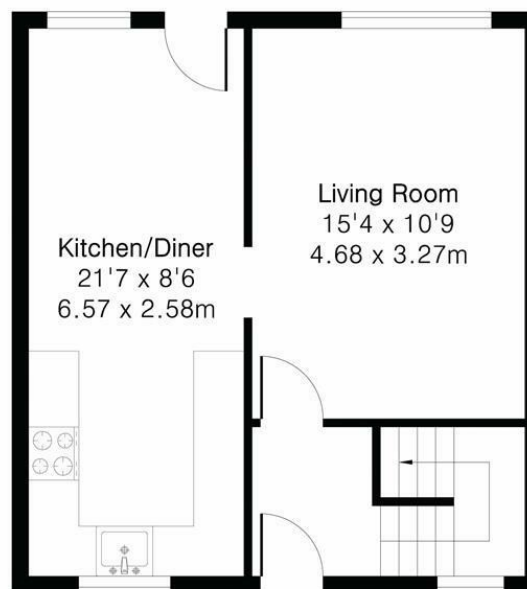
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £300,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - South Cambridgeshire

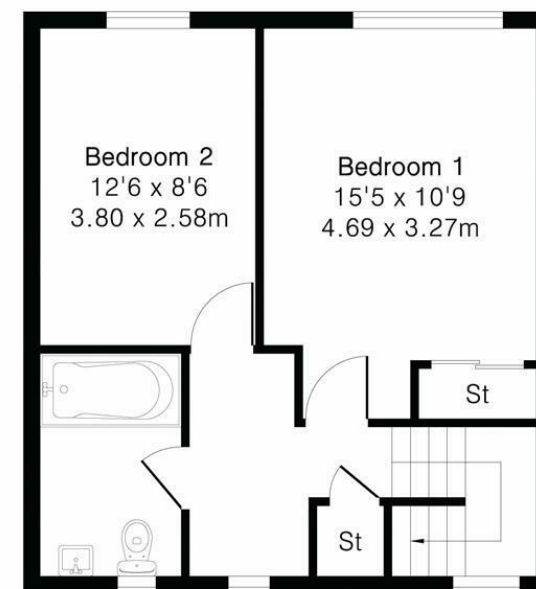
## Approximate Gross Internal Area 842 sq ft - 78 sq m

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 421 sq ft – 39 sq m



Ground Floor



First Floor



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.

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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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