



Church Lane, Whittlesford, CB22 4NX

**CHEFFINS**

## Church Lane

Whittlesford,  
CB22 4NX

A generously proportioned, three bedroom, semi-detached 1920's former school room, which offers versatile accommodation throughout and potential to reconfigure further. The property further benefits from off-road parking and terrace area and is located in the heart of the highly sought after village of Whittlesford. This property is being offered with no onward chain.

### 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 £325,000**





**UPVC DOUBLE GLAZED FRONT DOOR**  
leading into:

## BOOT ROOM

with laminate flooring, radiator, upvc double glazed window overlooking front of the property, downlighter, storage units, shelving and hanging rail for coats.

## DINING ROOM

with parquet wood flooring, two radiators, dual aspect upvc double glazed windows one overlooking the side and one overlooking front of the property, downlighter, access into various other rooms.

## KITCHEN

with laminate flooring, a range of floor and wall units, stainless steel double sink and drainer, integrated Logic oven and integrated Logic induction hob, extractor fan, space for fridge/freezer, space and plumbing for washing machine, downlighter, part tiled walls, upvc double glazed window overlooking side of the property, boiler.

## BEDROOM 2

with parquet wood flooring, dual aspect upvc double glazed windows overlooking side and front of the property, radiator, downlighter, storage cupboard with hanging rail.

## BEDROOM 3/STUDY

with parquet wood flooring, upvc double glazed window overlooking front of the property, downlighter, radiator, access into loft space.

## INNER HALLWAY

leading to principal bedroom and bathroom, parquet wood flooring, two useful storage

cupboards with hanging rail and shelving, two further overhead storage units, radiator, door into:

## PRINCIPAL BEDROOM

with parquet wood flooring, upvc double glazed window overlooking side of the property, downlighter, radiator.

## BATHROOM

with laminate flooring, tiled walls, two piece suite with bath and shower over, wash hand basin, downlighter, extractor fan, storage cupboard, tiled walls, radiator.

## UTILITY

space and plumbing for washing machine, cupboard housing electricity meter, fuse box and door into:

## OUTSIDE

The property is approached via off-street parking for multiple vehicles, steps up to pathway leading into terrace area to the front of the property which is enclosed via timber post and rail fencing predominantly paved with raised bed containing various shrubs. Terrace area leads round to upvc double glazed front door. Timber storage shed.

## CLOAKROOM

with laminate flooring, tiled walls, upvc double glazed frosted window overlooking side of the property, downlighter, low level w.c., and radiator.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-plus) A                                 |  |                         | 86        |
| (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 |           |

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Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire

District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

Approximate Gross Internal Area 950 sq ft - 89 sq m



Ground Floor



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