



9 The Lawn, Whittlesford, Cambridge, CB22 4NG
Guide Price £425,000 Freehold



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AN ESTABLISHED THREE BEDROOM TERRACED HOUSE OFFERING VERY WELL PRESENTED ACCOMMODATION, OVERLOOKING THE VILLAGE GREEN AND CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Terraced house
- 3 beds, 1 bath, 1 recept
- Built in the 1950's
- EPC - D
- 807 Sqft / 91 Sqm
- 0.05 acres
- Centre of village location
- Council tax band - C

The property occupies a pleasant position overlooking the village green and just a short walk from the highly regarded local primary school and village shop. The property boasts bright and spacious accommodation set within a private enclosed garden and benefits further from gas fired central heating and uPVC double glazing.

The accommodation comprises an entrance porch with ceramic tile flooring and a door leading to a covered side area which in turn leads to a utility area, with space for a washing machine, tumble dryer, a pantry cupboard and door to the garden. The sitting room has stairs raising to first floor accommodation, solid oak flooring and an open fireplace with inset cast iron wood burning stove. The kitchen is fitted with bespoke cabinetry, solid oak work surfaces within single sink unit with mixer tap and drainer, electric cooker point, extractor over and space for a dishwasher and fridge/freezer with door out to the utility area.

Upstairs, there are three bedrooms including the master bedroom with fitted wardrobe cupboards and a family bathroom.

The front garden is laid to lawn and enclosed by a picket fence. The rear garden is also laid mainly to lawn with flower and shrub borders and beds, paved patio, brick built garden store, a greenhouse and all is enclosed by fencing and enjoys good levels of privacy.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

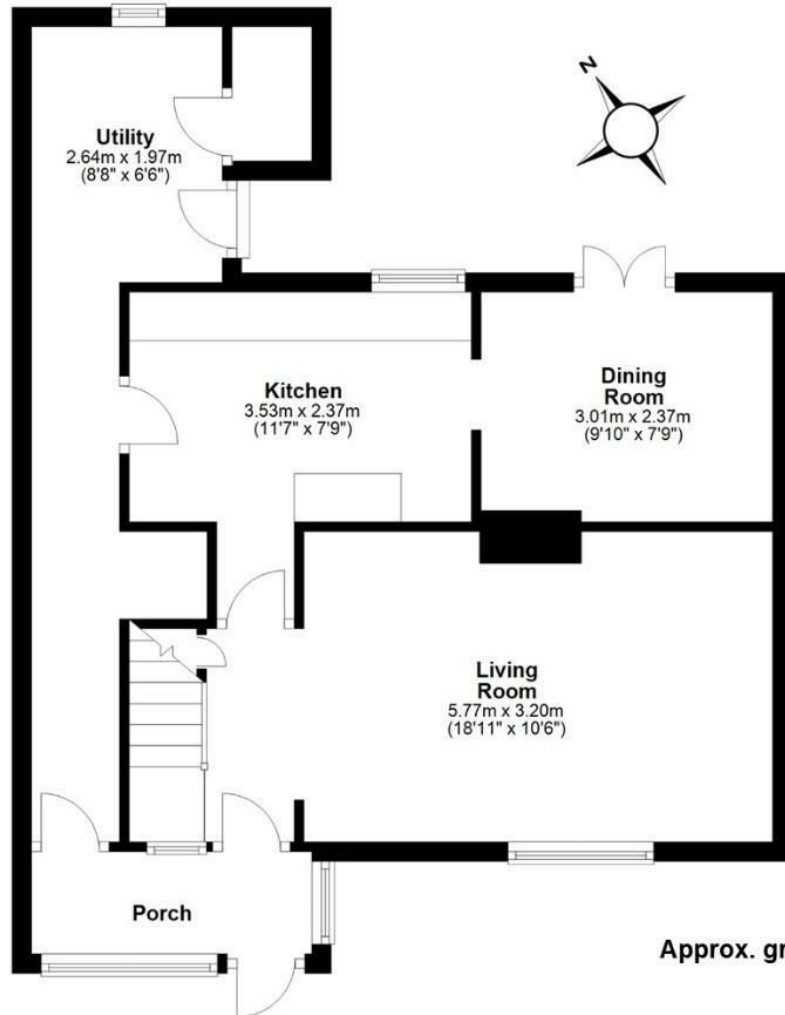
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

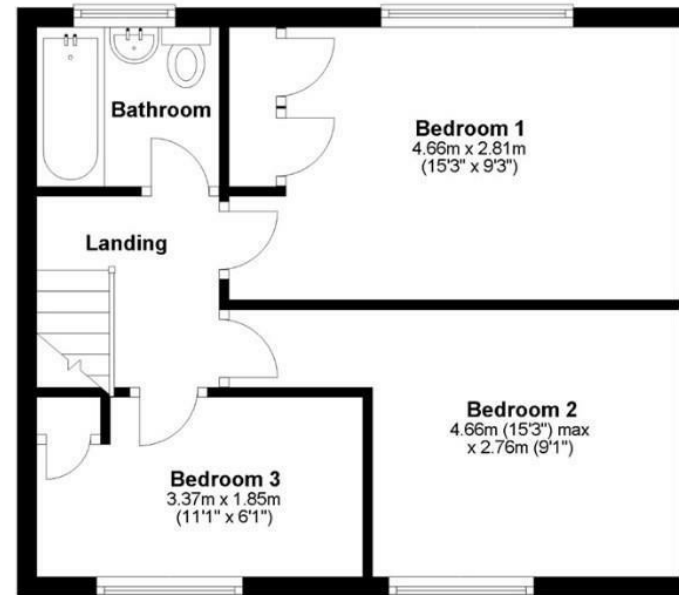
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 91 sqm (975 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(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

