



Rectory Farm Road
Little Wilbraham, Cambridgeshire CB21 5LB
Asking Price £360,000

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A superb bungalow delightfully located within this highly regarded and sought after village and enjoying some outstanding gardens.

Recently improved and offering new fixtures and fittings throughout, the property enjoys accommodation to include entrance hall, living room/dining room, utility room, two double bedrooms and family bathroom.

Externally the property offers extensive front garden with ample space for vehicles, garage and a beautiful mature rear garden providing a real feature of the property.

NO CHAIN

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Accommodation Details:

With canopy and front entrance door through to the:

Entrance Hall

With two storage cupboards, radiator and large window to the side aspect.

Lounge 21'10" x 13'10" (6.67 x 4.24)

Spacious lounge with TV connection point, radiator, laid wooden style flooring, sliding doors out to rear garden and window to the front aspect.

Kitchen 12'3" x 10'0" (3.75 x 3.05)

Recently fitted kitchen with a range of both eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated electric oven with extractor hood above and fridge/freezer, space for a dishwasher. Laid wooden style flooring, window to the side aspect and door through to the:

Utility Room 9'1" x 8'9" (2.77 x 2.68)

Access to boiler cupboard, space for washing machine, storage cupboard,

windows to the the front and rear aspect and door through to the garage.

Bedroom 1 15'0" x 14'2" (4.58 x 4.32)

Double bedroom with radiator and bi-folding doors out to the rear garden.

Bedroom 2 9'11" x 9'11" (3.04 x 3.04)

Double bedroom with radiator and window to the side aspect.

Bathroom

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, radiator, laid wooden style flooring and obscured window to the side aspect.

Outside - Front

Driveway creating ample parking and laid to lawn frontage well stocked with mature shrubs.

Outdoor - Rear

Established rear garden thriving with a variety of trees, shrubs and flowers. Paved patio seating area and extensive lawn area. Pedestrian door through the outdoor storage.

Garage 18'8" x 11'9" (5.70 x 3.60)

With metal up and over door.

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - C (South Cambridgeshire)

Property Type - Semi-Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 84 SQM

Parking – Garage & Off Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air-source Heat Pump. Solar Panels (not currently connected)

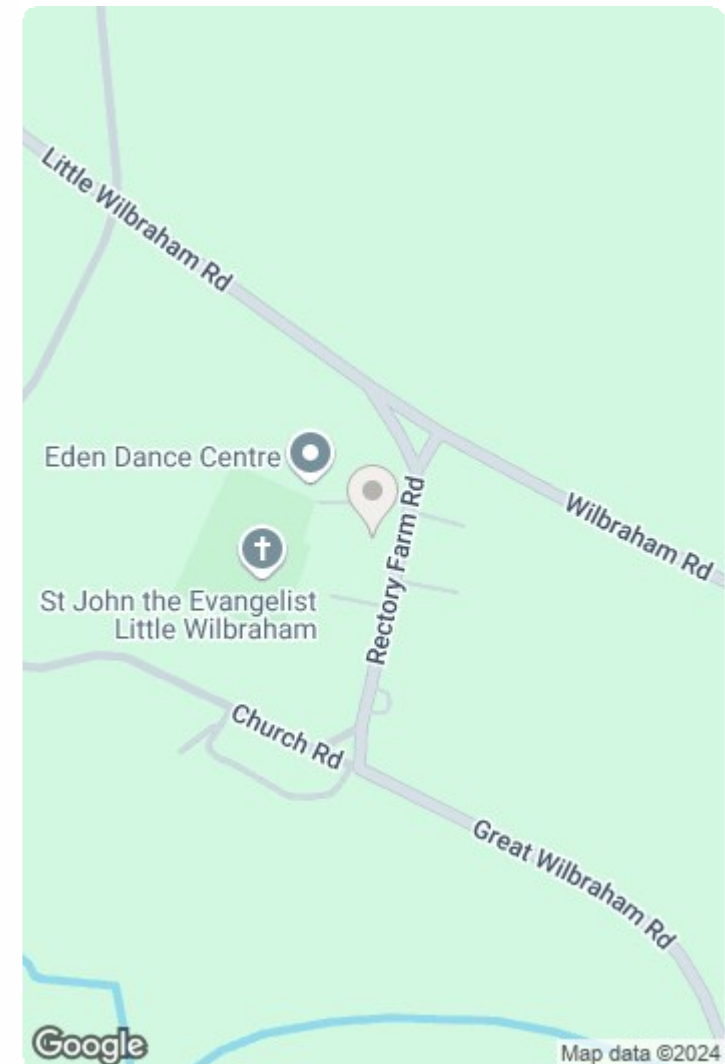
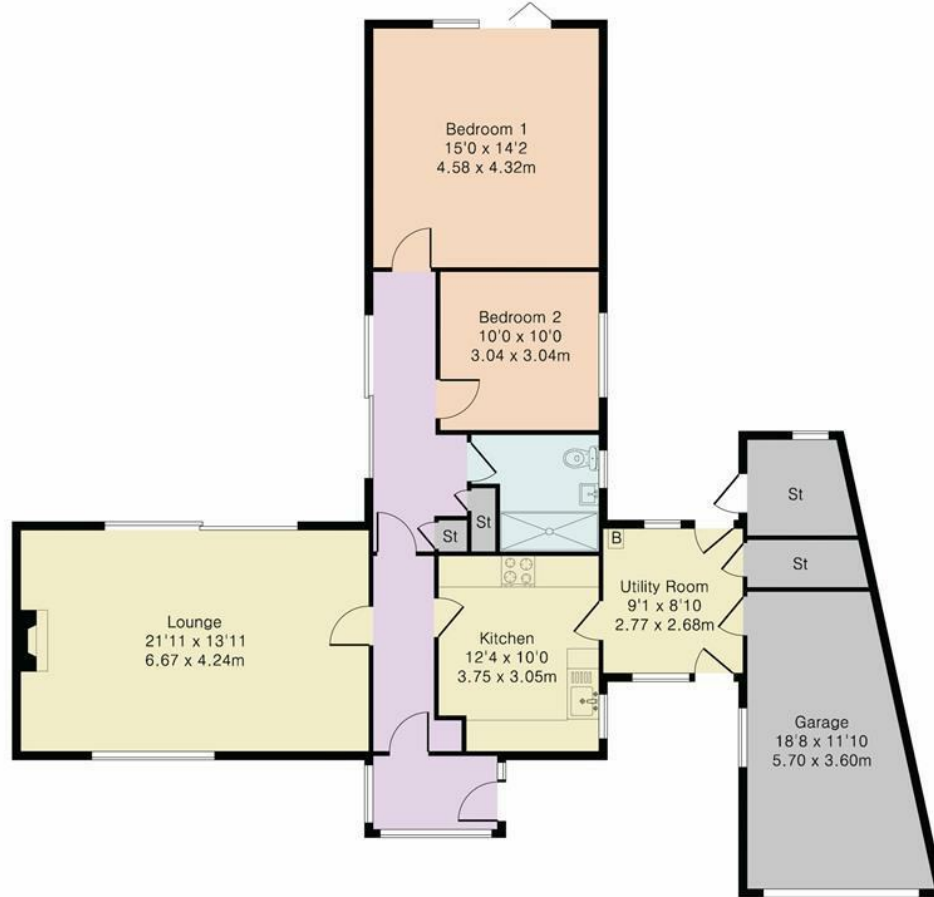
Broadband Connected - tbc

Broadband Type – Superfast available, 71Mbps download, 18Mbps upload

Mobile Signal/Coverage – Limited



Approximate Gross Internal Area 1321 sq ft – 123 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	79	EU Directive 2002/91/EC	
England & Wales	58	England & Wales	

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