



Stocks Terrace, Willingham, Cambridge CB24 5HP

CHEFFINS

Stocks Terrace

Willingham, Cambridge,
CB24 5HP

A well presented 2 bedroom end terrace house located in the heart of this popular and well served village. The accommodation comprises entrance hall, open plan living room, kitchen, 2 bedrooms and bathroom. Enclosed rear garden, large single garage and off street parking. We regret no pets or sharers. Unfurnished. Available now. EPC: C and Council Tax Band: B.

LOCATION

Willingham is a well served village located approximately 12 miles northwest of Cambridge. The village boast a wide range of amenities including village stores, public houses, bakery, butchers and farm shop, doctor's surgery, post office, antique centre and a recreation ground with football pitches, sports pavilion and community centre. The Guided Bus route (with cycle path) can be accessed nearby with routes to Cambridge and St Ives and Cambridge is easily accessed by car via the recently expanded and improved A14 also providing access to the M11 South and A1 North.

2 1 1

£1,095 PCM





ENTRANCE HALL

with stairs rising to first floor, window to side aspect and door to:

LIVING ROOM

dual aspect with window to front aspect and patio doors to rear aspect, fitted shelving and 2 storage cupboards. The living room is open to:

KITCHEN

with base and wall units, work tops, sink with window to rear aspect above, oven with gas hob and extractor above, fridge freezer, slimline dishwasher and washing machine.

STAIRS/LANDING

landing with window to side aspect and store cupboard housing combination boiler. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

with built in wardrobes, alcove and window to front aspect.

BEDROOM 2

with window to rear aspect.

BATHROOM

with shower over bath, toilet, wash basin with vanity unit below and window to rear aspect above, heated towel rail and wall mirror.

OUTSIDE

GARDEN

enclosed rear garden predominantly laid to lawn with borders and 2 patios with pergolas. Rear gated access and side passage with gated access.

PARKING

off street parking to the rear and generous single garage (23'1" x 13'6" (7.04m x 4.11m)) with upstairs storage space.

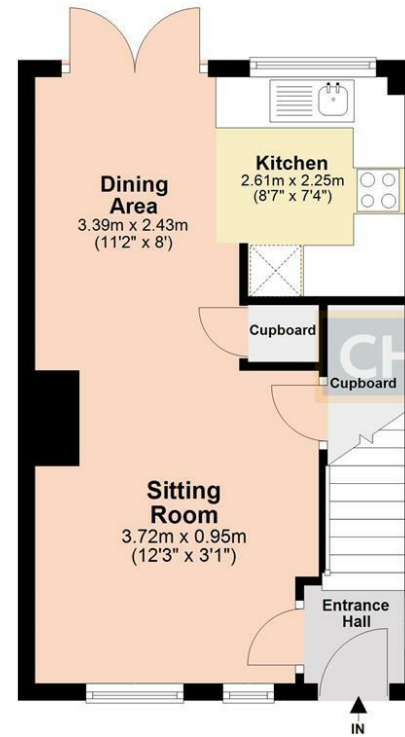
LETTING AGENT NOTES

Term - Minimum 12 Month Tenancy
Holding Deposit - £252
Deposit - £1263
EPC - C
Council Tax - B
Square Footage - 583
Property Type - End-Terrace House
Property Construction - Brick & Tile
Parking - Parking & Garage
Electric Supply - Mains Supply
Gas Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains
Heating source - Gas Boiler & Radiators
Broadband Connected - Yes
Broadband Type - Fibre to the Cabinet
Mobile Signal/Coverage - Average



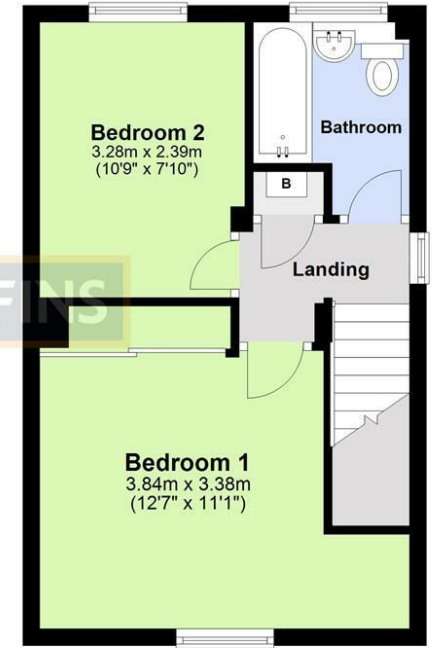
Ground Floor

Approx. 22.7 sq. metres (244.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



Total area: approx. 54.2 sq. metres (583.6 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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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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.