



Twentypence Road, Ely, CB6 3PU



Twentypence Road

Wilburton, Ely,
CB6 3PU

 4
  1
  3

Guide Price £580,000

- Extended Detached Cottage
- 4 Bedrooms
- 2/3 Reception Rooms
- Kitchen/Family Room & Conservatory
- Outbuildings Including Double Garage/Workshop
- Approx. 1.25 Acres (sts)
- No Upward Chain

Offered for sale with no upward chain, this extended detached cottage situated within a plot of approximately 1.25 acres (sts) is ideal for those with smallholding interests. Includes 2/3 reception rooms, kitchen/family room, conservatory, 4 bedrooms (1 ensuite) and family bathroom, together with a number of outbuildings including garage/workshop and ample vehicular parking. Viewing recommended.





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London.

ENTRANCE VESITBULE

With double glazed door and window to front aspect, tiled flooring, radiator.

CLOAKROOM

With low level WC, pedestal hand basin, double glazed window to side aspect, radiator.

ENTRANCE HALL

With stairs to first floor.

RECEPTION ROOM / BEDROOM 4

With double glazed windows to front and side aspects, radiator, archway through to:

DRESSING ROOM / STUDY

With double glazed windows to rear and side aspects, radiator.

DINING ROOM

With double glazed window to front aspect, tiled flooring, radiator, under stairs storage cupboard. Archway through to:

LOUNGE

With double glazed window to rear aspect, patio doors to rear garden, feature multi-fuel burner with tiled hearth, radiator.

KITCHEN / FAMILY ROOM

With single sink and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric Neff oven, 4-ring hob and extractor hood above, space for freestanding fridge/freezer, plumbing for

washing machine and dishwasher, 2 double glazed windows to front aspect and side aspect, extended breakfast bar, tiled flooring, radiator, door through to:

CONSERVATORY

Of brick and upvc construction with patio doors to rear garden, 2 radiators, tiled flooring.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With double glazed French doors and Juliet balcony to rear aspect with attractive garden views, vertical radiator.

ENSUITE

With tiled walk-in shower cubicle, low level WC, pedestal hand basin, heated towel rail, double glazed window to rear aspect.

BEDROOM 2

A dual aspect room with double glazed windows to front and side aspects, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising freestanding bath tub, walk-in shower cubicle with drench size shower head and shower attachment, heated towel rail, hand basin, double glazed window to front aspect, tiled flooring, airing cupboard housing hot water tank and shelving.

OUTSIDE

The property is situated within a plot of approximately 1.25 acres (sts) being predominantly lawned with Koi pond and benefitting from a number of outbuildings including double garage/workshop approx. 30ft. The property is accessible via 2 gated driveways which in turn lead to ample off road vehicular parking.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - E


VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	40		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 Council Tax Band - E
 Local Authority - East Cambs District Council

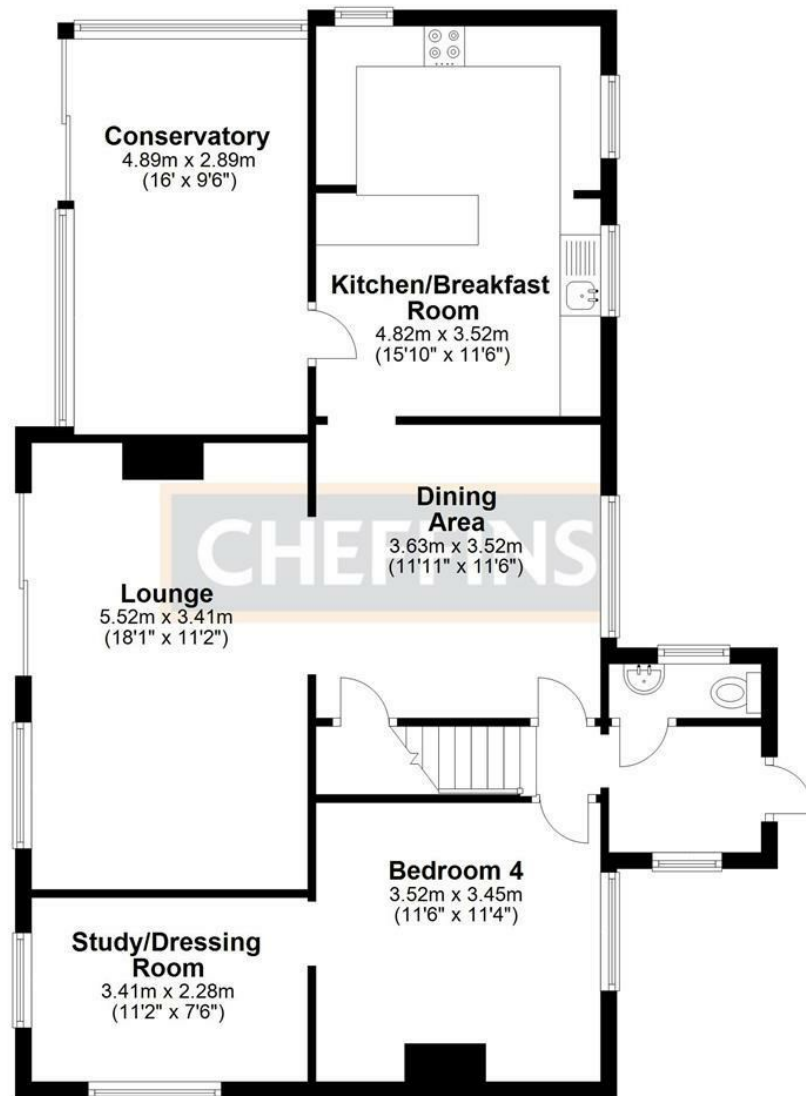






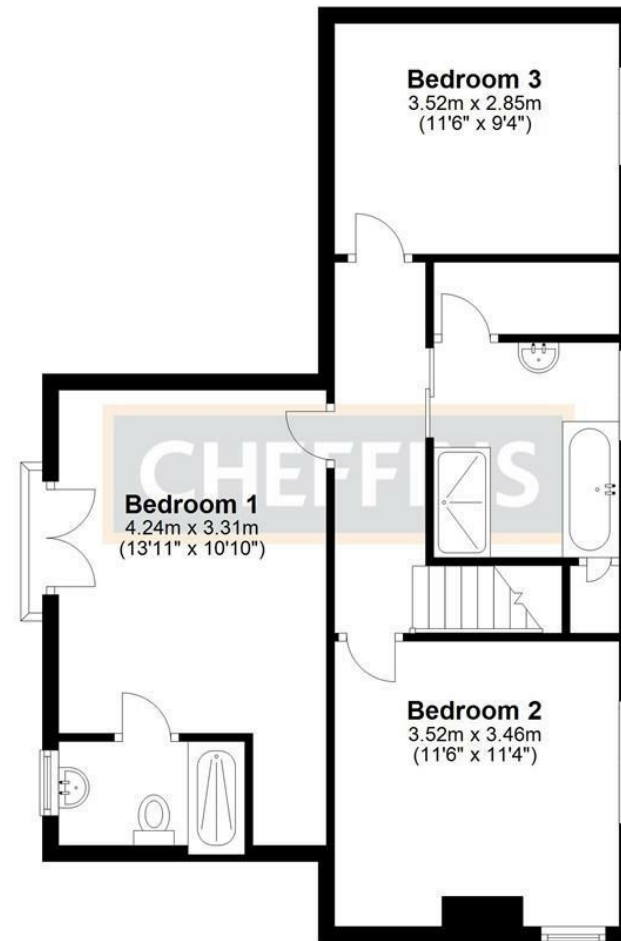
Ground Floor

Approx. 93.1 sq. metres (1002.6 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 151.3 sq. metres (1629.0 sq. feet)

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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.