



High Street, Wicken, CB7 5XR

CHEFFINS

High Street

Wicken,
CB7 5XR

- Victorian Cottage
- Semi Detached
- 2 Bedrooms
- Garden to Rear
- Popular Village
- Attractive Views of Village Green

A Victorian semi detached cottage situated in a picturesque village location with views overlooking the village green and windmill to rear and within walking distance of the National Trust Wicken Nature Reserve. Accommodation comprises lounge/dining room, kitchen, rear lobby and 2 double bedrooms, together with front and rear gardens.

2 1 1

Guide Price £209,995





LOCATION

Wicken is situated on the A1123 and is about 17 miles from Cambridge, 9 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to Wicken Fen nature reserve providing country walks and bird spotting opportunities. There is a church and on the village green is the Maids Head pub

OPEN PLAN LOUNGE / DINING ROOM

With 2 feature open fireplace, dual aspect double glazed windows to front and rear, 2 radiators, stairs leading to the first floor.

KITCHEN

With circular sink, fitted with a range of matching units including base units, wall mounted units and drawers, space for free standing cooker, plumbing for dishwasher and washing machine, tiled splashback, double glazed window to side aspect with views towards the village windmill.

REAR LOBBY

With airing cupboard housing hot water tank, door leading to the rear garden, radiator.

GROUND FLOOR BATHROOM

With bath with shower above, low level W.C., pedestal hand basin, tiled floor, double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING**BEDROOM 1**

With double glazed window to front aspect, exposed wooden flooring, radiator.

BEDROOM 2

With double glazed window to rear aspect with attractive views of the village windmill, radiator.

OUTSIDE

The property looks onto the attractive village green and Maids Head Public House. To the front of the property there is an open plan garden with a pathway leading to the front door. Shared pedestrian access leads to a fully enclosed rear garden with views of the village windmill. The garden also houses the oil storage tank, outdoor store housing the oil fired boiler supplying the central heating and to the rear of the garden you will find an open fronted timber built outbuilding.

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 - B

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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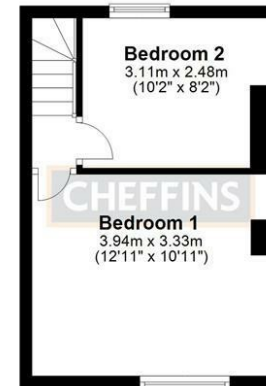
Council Tax Band - B

Local Authority - East Cambs District Council

Ground Floor
Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor
Approx. 23.3 sq. metres (250.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 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.