



High Street, Wicken, CB7 5XR

CHEFFINS

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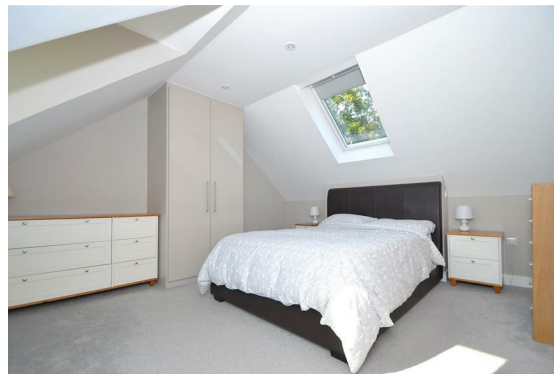
Guide Price £350,000

- Well Appointed Detached Chalet Bungalow
- Beautifully Presented
- Lounge & Generous Kitchen / Diner
- 2 Double Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Parking & 20Ft Workshop
- Field Views to Rear
- Freehold / Council Tax Band D / EPC Rating C

A beautifully presented detached chalet bungalow, tucked away from the main road and overlooking fields at the rear! This well appointed, modern chalet bungalow offers a dual aspect lounge, a generous fitted kitchen / diner with views over fields, a ground floor shower room, 2 double bedrooms and a further 1st floor bathroom. The gardens surround the property with parking to the front, gardens to the side as well as a 20ft workshop. There is also gated access to the rear providing entry to the fields & footpath beyond.

This really needs to be seen to be appreciated!





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

ENTRANCE HALL

With door to front, under stairs cupboard, window to the front, stairs leading to the first floor.

GROUND FLOOR SHOWER ROOM

With low level WC, wash hand basin, double shower cubicle, window to front aspect, under floor heating,

KITCHEN / DINER

With a range of base units with work surfaces over, plumbing for dishwasher, integrated double oven, electric hob with extractor hood over, 1 1/2 bowl sink with mixer tap, large pantry/larder, under floor heating, 2 windows to rear aspect and window to side aspect.

UTILITY ROOM

With door to side aspect window to front aspect, plumbing for washing machine, 1 1/2 bowl sink with mixer tap over.

LOUNGE

Dual aspect with windows to front and rear aspects, inset fireplace, under floor heating.

FIRST FLOOR LANDING

With airing cupboard housing hot water tank, further storage cupboard.

BEDROOM 1

With skylight to front aspect, window to rear aspect, radiator, fitted wardrobe.

BEDROOM 2

With skylight to front aspect, window to rear aspect, radiator, fitted wardrobe.

BATHROOM

With suite comprising panelled bath, floating low level WC, vanity wash hand basin, towel rail, window to rear aspect.

OUTSIDE

To the front a gravelled driveway extends from the main road and past the property. There are gardens to the side and a 20' x 10' workshop with power and light connected. Gated access at the rear leads to a public footpath and fields beyond.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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

Guide Price £350,000

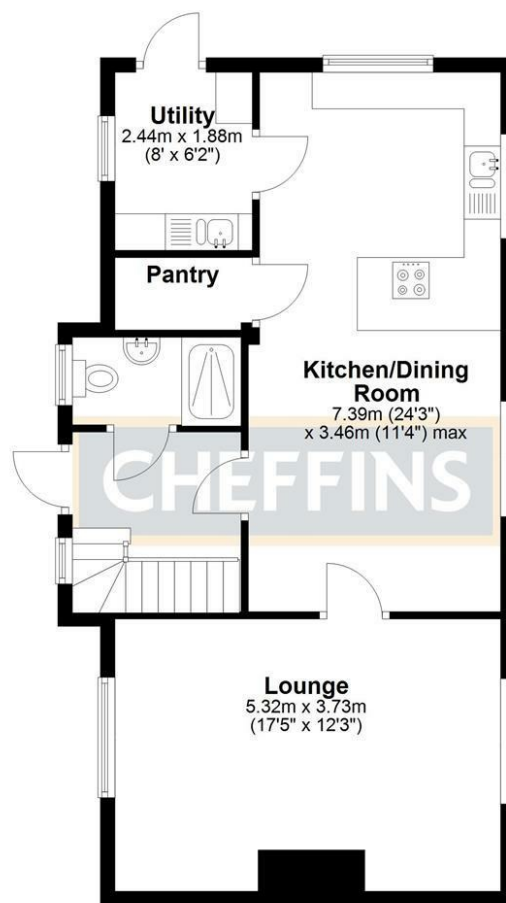
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

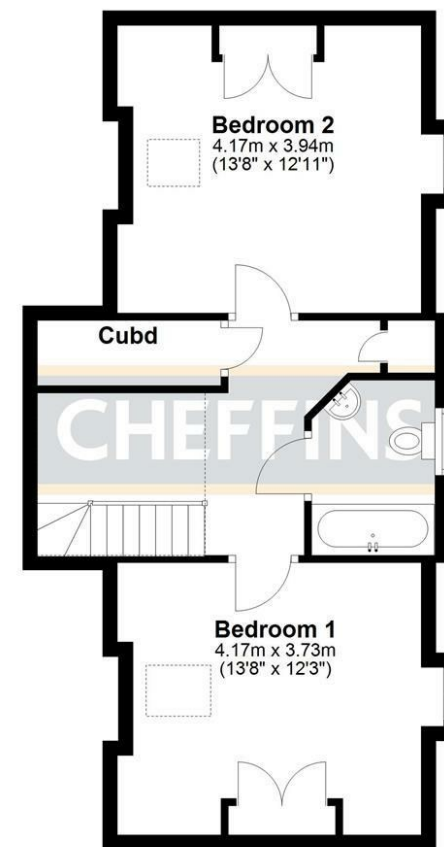
Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



Total area: approx. 111.7 sq. metres (1202.6 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.