



West End, Wilburton, CB6 3RE

**CHEFFINS**



## West End

Wilburton,  
CB6 3RE

- Period Terraced Home
- 2 Double Bedrooms
- Kitchen / Diner
- Garden with Brick Outbuilding
- 2 Off Road Parking Spaces
- Popular Village Location
- Freehold / Council Tax Band B / EPC D

We are delighted to offer to the market this period terraced home located in the popular village of Wilburton, approximately 6 miles from the Cathedral City of Ely.

The property comprises of entrance hall, lounge, kitchen/diner, 2 double bedrooms and bathroom, as well as having a garden to rear, brick built outbuilding and 2 off road parking spaces.

To fully appreciate all on offer here, please do not hesitate to arrange a viewing.



**Guide Price £260,000**





## LOCATION

Wilburton has a range of village amenities and the centre is conveniently situated approximately 1.5 miles from the centre of the larger village of Haddenham and approximately 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 HALL**

With door to front, radiator, stairs leading up to the first floor.

**LOUNGE**

With window to front, fireplace, radiator.

**KITCHEN / DINER**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, 4-ring electric hob with extractor hood over, single oven, 1 1/2 bowl sink with mixer tap, under stairs storage cupboard, wall mounted oil fired boiler, window to rear, door to rear leading into the garden.

**FIRST FLOOR LANDING**

With airing cupboard housing hot water tank.

**BEDROOM 1**

With window to front, radiator, built-in wardrobe and over stairs storage cupboard.

**BEDROOM 2**

With window to rear, radiator.

**BATHROOM**

Fitted with 3-piece suite comprising low level WC, wash hand basin and panelled bath with shower over and shower screen. There is also a window to the rear and radiator.

**OUTSIDE**

The rear garden is mainly laid to lawn with decked patio, insulated brick outbuilding with power and light connected, together with 2 parking spaces to the rear of the property.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.









## Approximate Gross Internal Area 824 sq ft - 77 sq m

Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 361 sq ft – 34 sq m

Outbuilding Area 102 sq ft – 9 sq m

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 90        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 60      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £260,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



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.