



North Street, Wicken, CB7 5XW

CHEFFINS

North Street

Wicken,
CB7 5XW

- Beautifully Presented End Terrace
- 2 Double Bedrooms
- Refitted and Extended Kitchen / Dining Room
- Lounge with Wood Burner
- Driveway and South Facing Rear Garden
- Upgraded by Current Owners
- Close to Wicken Fen Nature Reserve
- FREEHOLD / COUNCIL TAX B / EPC D

An extended and beautifully presented end terraced cottage located close to the popular Wicken Fen Nature Reserve. The current owners have updated the property which includes Entrance Hall opening into Lounge, superb, extended and refitted Kitchen / Dining Room, 2 Double Bedrooms and Bathroom together with Driveway and south facing rear Garden. Benefits include oil fired radiator heating and UPVC double glazing. To fully appreciate the presentation of this most attractive cottage a viewing is highly recommended.

2 1 1

Guide Price £289,950





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 aspect and double glazed window to side aspect, radiator, opening to...

LOUNGE

With double glazed window to side aspects, cast iron wood burning stove, oak shelves, radiator.

KITCHEN / DINING ROOM

With double glazed windows to side and rear aspects and French doors on to garden, velux window, kitchen area refitted with a range of painted wall and base level storage units and drawers with matching worksurfaces, ceramic sink unit and drainer, integrated electric double oven, hob and extractor hood and dishwasher, space for fridge / freezer, breakfast bar, stairs to first floor with understairs storage cupboards, radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With double glazed window to front aspect, fitted wardrobe, radiator.

BEDROOM 2

Double glazed window to rear aspect, fitted wardrobes, radiator.

BATHROOM

With double glazed window to side aspect, suite with built in WC and wash basin with storage beneath, bath with shower above, heated towel rail.

OUTSIDE

To the front of the property there is a gravelled driveway providing off street parking. There is a path leading alongside the property into a south facing rear garden which is a combination of lawn and paving, and is screened by surrounding properties and mature trees. The garden also contains the oil fired storage tank. Please note the neighbouring property has a pedestrian right of way across the garden leading into the rear of their property.

AGENTS NOTE

Please note the purchasers are moving to a brand new property that is still under construction with

completion anticipated at the end of 2025.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



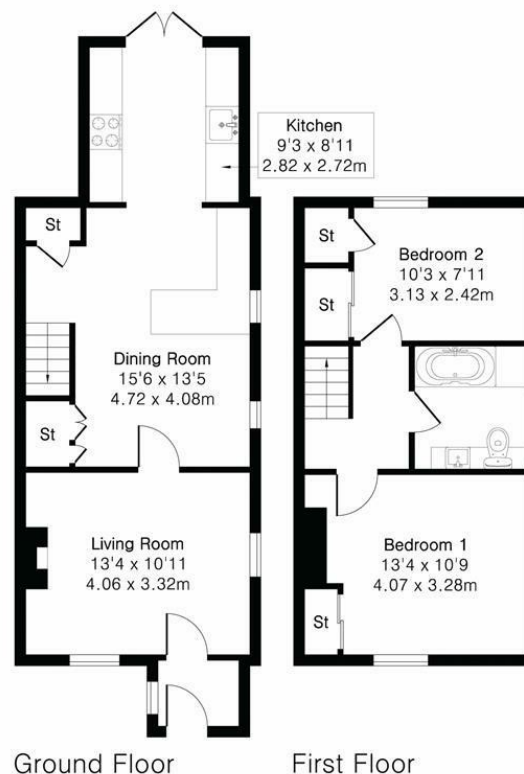




Approximate Gross Internal Area 821 sq ft - 76 sq m

Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 357 sq ft – 33 sq m



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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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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

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.

