



Church Street, Great Wilbraham CB21 5JQ

Guide Price £190,000

MA

Morris Armitage

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Church Street, Great Wilbraham CB21 5JQ

A well presented ground floor apartment in the popular village of Great Wilbraham.

Great Wilbraham is a small, picturesque village east of Cambridge, known for its rural charm and historic character. Surrounded by fenland countryside, it features traditional cottages, a medieval parish church, and a close-knit community. Agriculture shapes much of its landscape, while nearby transport links connect it conveniently to Cambridge and the wider region.

Accommodation includes an open plan living area with re-fitted kitchen, a generous bedroom, re-modelled bathroom and a utility room.

Externally, there is a communal garden area and allocated off street parking.

Entrance Hall

With opening to the kitchen and living room, bedroom, bathroom and utility room

Kitchen/Living Room 22'8" x 12'6" (6.93mx 3.82m)

Kitchen

Contemporary kitchen, fitted with a range of base level cupboards with wooden worktop over, incorporating a breakfast bar seating area. Integrated fridge/freezer. Inset induction hob with stainless steel extractor over. Inset sink with mixer tap over. Window to the rear aspect. Opening to the living room and entrance hall.

Living Room 22'8" x 12'5"

Spacious, light, well presented living room with a large window to the front aspect. Opening to the kitchen.

Bedroom 1 12'5" x 9'7" (3.81m x 2.94m)

Spacious, well presented double bedroom with window to the front aspect. Door leading to the entrance hall.

Bathroom 6'8" x 5'10" (2.05m x 1.79m)

Contemporary white suite comprising low level, concealed cistern, WC, inset hand basin with counter work top and built-in storage under and panelled bath with wall mounted shower over. Window to the rear aspect. Attractively tiled to wet areas. Door to the entrance hall.

Utility Room 5'11" x 5'10" (1.82m x 1.79m)

Generous room with space and plumbing for washing machine. Offering useful storage space. Window to the rear aspect. Door leading to the entrance hall.

Outside

Well maintained communal garden mainly laid to lawn with attractive flower and shrub planting to the borders. Allocated parking.

PROPERTY INFORMATION

Maintenance fee - Approx. £250/£300 per annum

EPC - D

Tenure - Leasehold - 90 years remaining

Council Tax Band - B (South Cambs)

Property Type - Ground Floor Apartment

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 48 SQM

Parking - Allocated Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type - Superfast available, 49Mbps download, 8Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

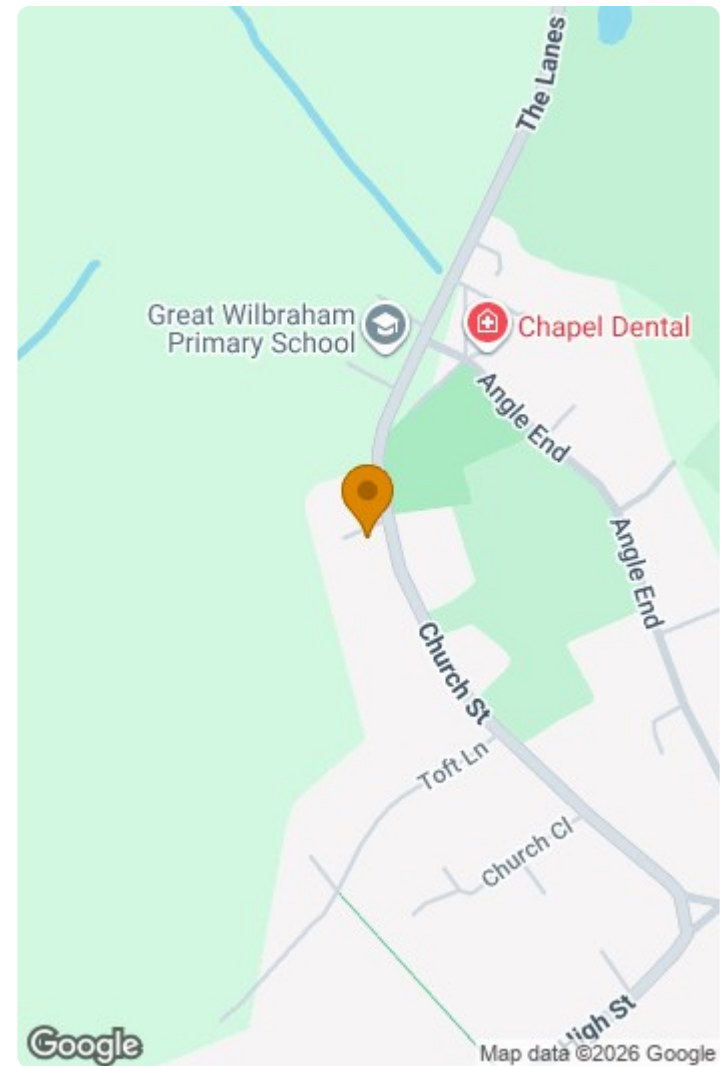
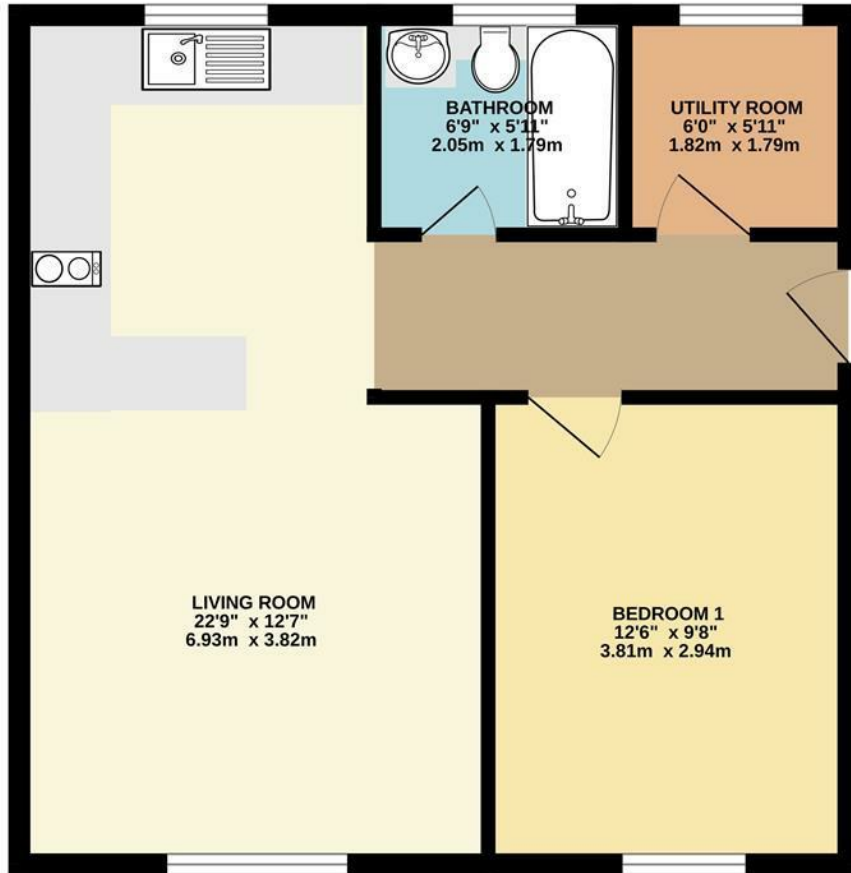
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Great Wilbraham is a charming, historic civil parish in South Cambridgeshire, located about 6-7 miles east of Cambridge. A rural, mostly residential village featuring traditional architecture, St. Nicholas Church, a pub, and a village hall. It is well-known for its active community and close proximity to Cambridge. There is a village Primary School which enjoys an excellent reputation with approximately 100 pupils between the ages of 5 and 11. Within the village there are two pre-school groups, one attached to the school. Children of secondary age mostly attend the Village College in the nearby village of Bottisham. There is a strong sporting tradition within the village, with cricket and football teams making use of the green.

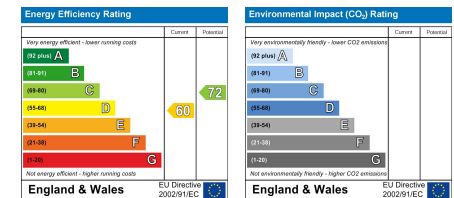
- **Superb Ground Floor Apartment**
- **Well Presented Throughout**
- **Contemporary Kitchen**
- **Spacious Living Room**
- **Generous Double Bedrooms**
- **Contemporary Bathroom**
- **Utility Room**
- **Communal Garden & Allocated Parking**
- **Highly Regarded Village Location**
- **Viewing Highly Recommended**

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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