



10 Church Street, Willingham
Cambridge, CB24 5HT

Guide price £300,000



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- Stylishly finished
- Two double bedrooms
- No chain
- Village location

A well-presented and stylish two-bedroom end-of-terrace house, located in the heart of the popular village of Willingham.

The property is set slightly back from the road behind a small front garden, with a mature hedge providing excellent privacy. The front door opens directly into a characterful living and dining space featuring well-maintained oak flooring, attractive wall panelling, and a tiled dining area with built-in shelving and generous under-stairs storage. Large windows to both the front and rear aspects flood the room with natural light.

Leading off the dining area, the galley-style kitchen is fitted with a gas hob, electric oven, contemporary cabinetry, wooden worktops, and a fully tiled splashback. Additional features include a double sink with rinser, tiled flooring, and an overhead skylight. The kitchen also provides direct access to the private rear garden, which is gravelled, well planted, and benefits from access to the rear





of the property.

A versatile office space at the rear enjoys patio doors opening onto the garden, making it ideal for home working or use as a boot room.

Upstairs, the first floor comprises a spacious double bedroom with a traditional sash window, painted wooden floorboards, and an original fireplace. The modern bathroom features a shower over the bath, tiled flooring, a heated towel rail, and a beautiful stained-glass window that adds unique charm and character.

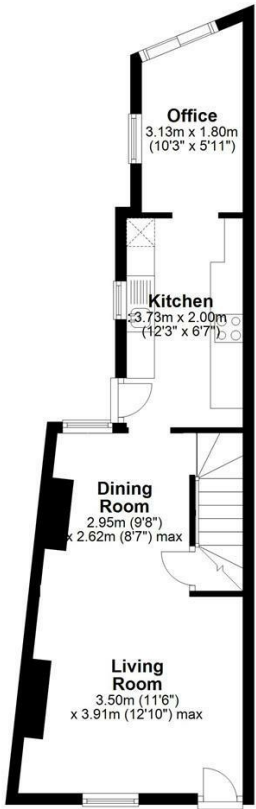
The top floor is dedicated to the principal bedroom, a generous double room with fitted carpet and access to a unique private balcony offering views over the surrounding gardens.

Willingham is an exceptionally well-served village with a local primary school, shops, pubs, and a range of amenities including a butcher's, farm shop, library, and pharmacy. Cambridge and Huntingdon are easily accessible via the A14, making the village conveniently located while retaining its traditional village charm.

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Ground Floor
Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor
Approx. 23.0 sq. metres (247.1 sq. feet)



Second Floor
Approx. 15.8 sq. metres (170.1 sq. feet)

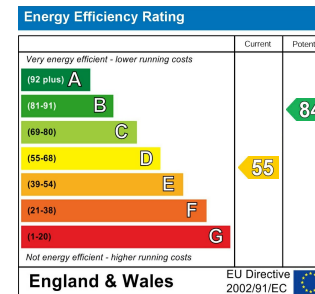


Total area: approx. 75.7 sq. metres (815.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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