



Streetly End, Cambridge, CB21 4RS

CHEFFINS

Streetly End

West Wickham, Cambridge,
CB21 4RS

A three bedroom, semi detached property situated in the village of West Wickham. Offering spacious living accommodation, south facing rear garden with countryside views, car port and driveway. For sale with no onward chain. (EPC Rating E)

LOCATION

West Wickham is an attractive and highly regarded village situated amidst some of Cambridgeshire's most unspoilt countryside just 10 miles south east of the city itself. The nearby village of Balsham (2 miles) has a very highly regarded junior school. Senior schooling is at the respected Linton Village College (6 miles) and buses run regularly to both schools and surrounding towns.



Guide Price £285,000





GROUND FLOOR

PORCH

Door to:

LOUNGE/DINER

Window to front, two radiators, French doors to rear garden, stairs to first floor, door to:

KITCHEN

Fitted base and eye level units, stainless steel sink, space for cooker with extractor over, plumbing and space for washing machine, space for tumble dryer, space for fridge/freezer, door to:

LEAN TO/WORKSHOP

Window to front, door to rear garden.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window, radiator, storage cupboard.

BEDROOM TWO

Window, radiator.

BEDROOM THREE

Window, radiator.

BATHROOM

Three piece suite comprising double shower enclosure, pedestal hand wash basin, low level wc, obscure window, radiator.

OUTSIDE

A south east facing rear garden, offering vast views over the countryside with a generous patio area for seating and the remainder being laid lawn. There are two sheds and a greenhouse,

DRIVEWAY

Carport for one vehicle with driveway space for a further two cars.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

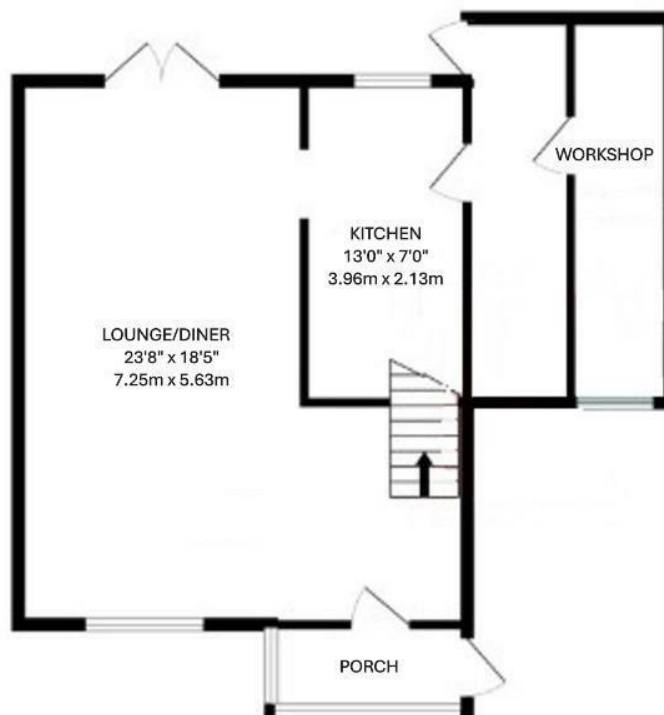
By appointment through the Agents.

SPECIAL NOTES

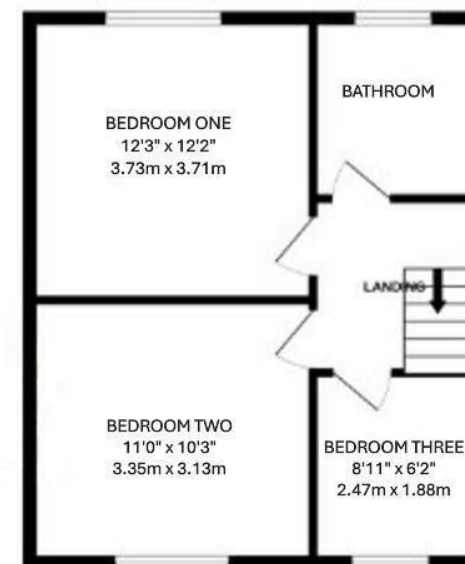
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



GROUND FLOOR
631 sq.ft (58.7 sq.m) approx



FIRST FLOOR
453 sq.ft (42.1 sq.m) approx



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(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 £285,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

