



Mill Road, Willingham, Cambridgeshire, CB24 5HE



# Willingham

Cambridgeshire  
CB24 5HE

- SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
- 3 Bedroom Detached Bungalow
- Driveway and Single Garage
- Large Plot
- Freehold/ Council Tax Band D / EPC Rating E

An established detached bungalow situated on a plot extending to approximately 0.25 acres.

The property has accommodation comprising an entrance hall, living room, dining room, kitchen, utility room, porch, three bedrooms, family bathroom together with a driveway, single garage and garden and garden store.

**PLEASE NOTE THE PROPERTY IS SOLD SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION.**

3 1 2

£330,000





## LOCATION

The property is situated off Mill Road which is located to the southern edge of the village of Willingham. Willingham is a popular and well served village located approximately 12 miles Northwest of Cambridge. The village benefits from a range of local amenities including primary school, library, doctors surgery, local shops and pubs/restaurants. The village is also served by excellent transport links to Cambridge with the guided busway running through the neighbouring village of Longstanton and provides services to Cambridge station, Addenbrookes hospital and the city centre. The village is also within easy reach of the new Cambridge North station providing direct access to both London Kings Cross and London Liverpool Street.

**Kitchen and Pantry**

with base units, freestanding cooker and hob, washing machine and radiator.

**Utility Room and WC**

with airing cupboard, free standing sink, worksurface and boiler.

**Living Room**

with log burner.

**Dining Room**

with log burner and French doors leading into the garden.

**Entrance Hall****Porch**

with access into single garage and access into the garden.

**Bedroom 1**

with central heating radiator.

**Bedroom 2**

with central heating radiator.

**Bedroom 3****Family Bathroom**

with walk in shower, electric shower, low level WC, Basin and radiator.

**Single Garage**

access from driveway with up and over door and access from the porch.

**Garden Store**

external garden store with double doors.

**Services**

The property is connected to mains water, electricity and drainage.

The property is fitted with an oil fired central heating system with radiators throughout the property.

The property benefits from uPVC double glazed windows throughout.

**Access and Grounds**

The property is accessed directly off Mill Road.

To the front of the property is a concrete driveway, area of lawn and garden shed. To the rear of the property is a large garden.

**General Remarks and Stipulations****Restrictions**

The property is subject to an Agricultural Occupancy Condition imposed by the local planning authority. The wording of the planning condition states:-

The occupation of the dwelling shall be limited to a persons employed locally in agricultural as defined in Section 221 of the Town and Country Planning Act 1962 or in forestry, and the dependants of such persons.

**Tenure and Possession**

Freehold with vacant possession on completion.

**Outgoings**

The property is in Council Tax Band D.

The property has an EPC rating of E.

**Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

**VAT**

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

**Local Authority**

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA

**Viewings/ Enquiries and Further Information**

Viewings/ Enquiries and further information Viewings are strictly by appointment with the Selling Agents.

For further information please contact Andrew Amey (01353) 654919.

**Postcode and What3Words**

Postcode: CB24 5HE

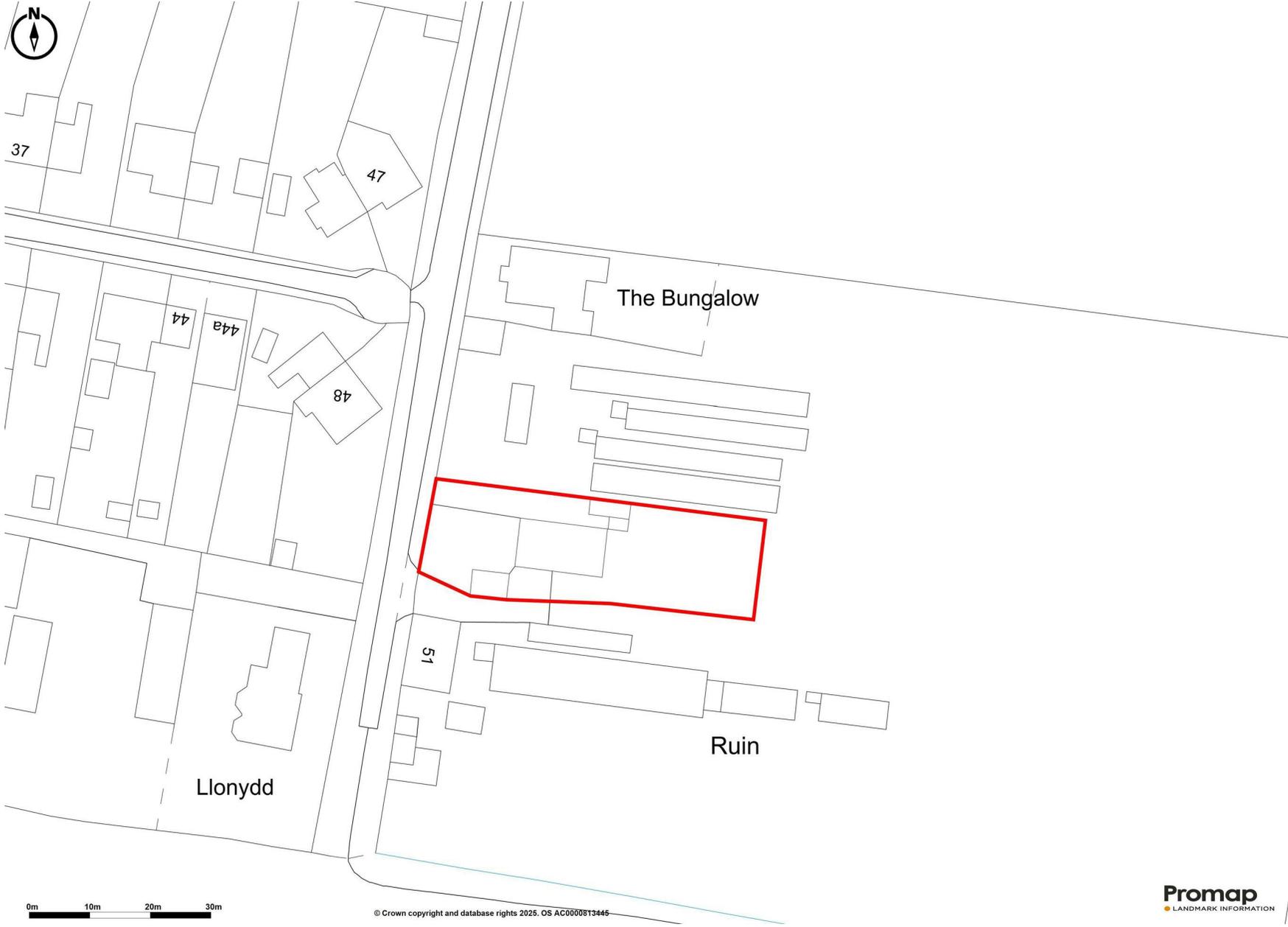
What3Words: ///roughness.mess.eggplants

**Anti-Money Laundering Regulations**

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

**Agents Note**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



£350,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - South Cambridgeshire District Council

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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>.

25 Market Place, Ely, CB7 4NP | 01353 662405 | 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.