



73 COVENT GARDEN, WILLINGHAM, CAMBRIDGE, CB24 5GD

Asking Price £215,000

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A smart one bedroom coach house with a spacious living room, large double bedroom and the added advantage of a single garage offered with no upward chain.



Location

Willingham is a popular, lively and well served village lying just 9 miles north of Cambridge. There is excellent access to the University City as well as the bustling market town of St Ives and the A14 and M11 are close by providing road links with the rest of the country. Abundant local facilities include a Co-Op, Post Office, library, butchers, bakers, farm shops, public house and three churches. Willingham is proud to offer an excellent primary school and pre-school with secondary education at nearby Cottenham Village College. The Longstanton park and ride station for the guided busway is just 1.5 miles away with a cycle path for most of the route. The busway quickly links the village with Cambridge and St. Ives.

- Coach House
- Large Double Bedroom
- Open Living Room
- Kitchen
- Shower Room
- Gas Central Heating
- Garage
- Driveway
- No Chain

Ground Floor Accommodation

There is an Entrance Hall with stairs leading to the first floor accommodation. A good size single garage providing useful storage with double glazed window to front aspect. Wall mounted gas boiler. Plumbing for washing machine. Cupboard under the stairs.

First Floor Accommodation

Open plan Living Room with double glazed window to front aspect overlooking the courtyard. Part vaulted ceiling. Built storage cupboard. Doors to:- Kitchen comprising of a one and half bowl stainless steel sink unit in front of double glazed window to rear aspect. A range of top and base units with roll top work surfaces over. Electric double oven. 4 ring gas hob. Integrated fridge/freezer. Shower Room comprising of a vanity wash hand basin. Close coupled W.C. Double shower cubicle. Velux window. Heated towel rail. Extractor fan. Good size Double Bedroom with double glazed windows to front and rear aspects. Radiator. Built in Wardrobe.

Outside

There is a driveway for one vehicle and up and over door leading to the garage.

Agents Notes

The property would make an ideal first time buy or potential investment purchase, with an anticipated rental income of around £950 per month exclusive of bills.

Local Authority:- South Cambridgeshire District Council. Council Tax band B.

Services:- Mains Electric. Mains Water. Mains Gas. EPC "C"



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

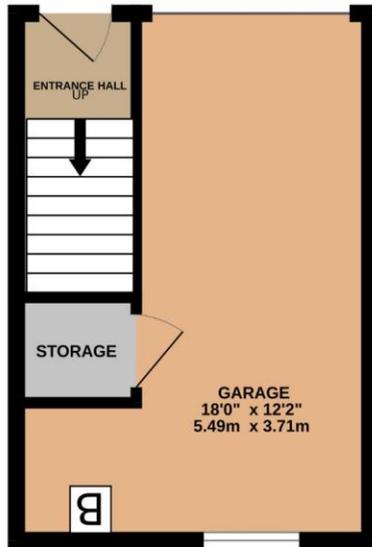
Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

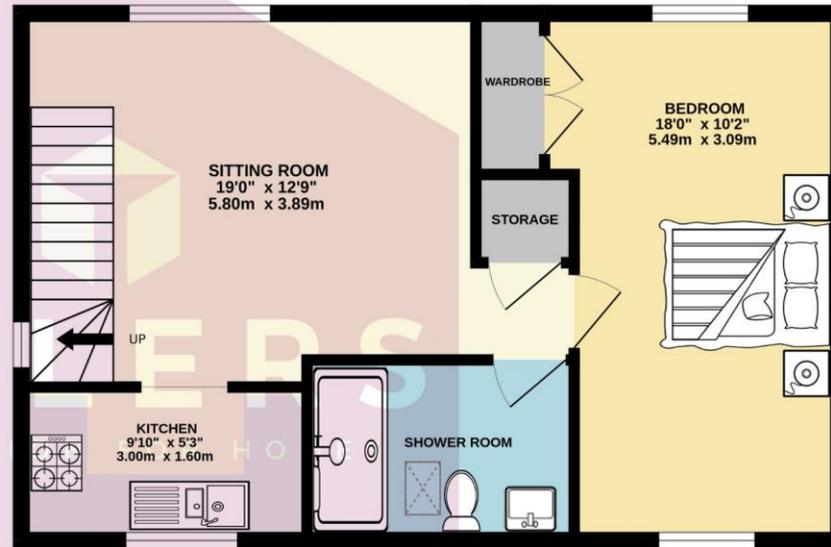
Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
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GROUND FLOOR
219 sq.ft. (20.4 sq.m.) approx.



FIRST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



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COVENT GARDEN, WILLINGHAM, CB24 5GD
TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
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