



10 Church Street, Willingham  
Cambridge, CB24 5HT

Guide price £325,000



## 10 Church Street

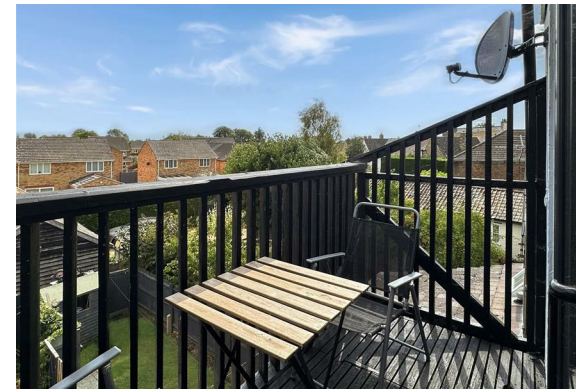
Willingham, CB24 5HT

- 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 house is set back slightly from the road behind a small front garden with a mature hedge offering excellent privacy. The front door leads straight into a characterful living and dining space featuring well-maintained oak flooring, feature wall paneling, and a tiled dining area with built-in shelving and generous under-stairs storage. Large front and rear aspect windows flood the room with natural light.

From the dining space is the galley-style kitchen includes a gas hob, electric oven, contemporary cabinetry, wooden worktops and fully tiled splashback. There is a double sink with rinser, tiled floors and an overhead skylight. There is also direct access to the private rear garden, which is graveled, well planted, and includes access to the back of the property.





A versatile office space at the rear features a patio door to the garden, ideal for home working or a boot room space.

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

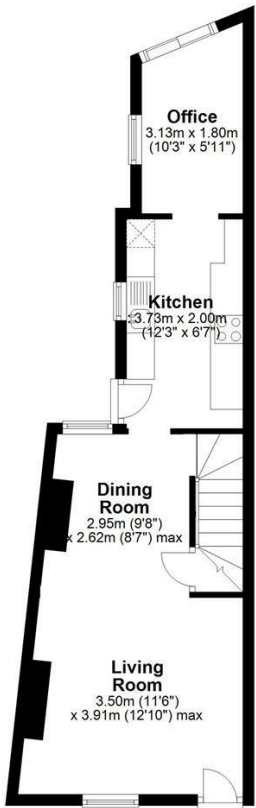
The top floor is home to the principal bedroom, a generous double with fitted carpet and access to a unique private balcony that offers views over the surrounding gardens.

Willingham is a superbly well served village with a local primary school, shops, pubs and other amenities such as a butchers, farm shop, library and pharmacy. Cambridge and Huntingdon are easily accessible via the A14 making the village very conveniently located, while retaining traditional village charm.

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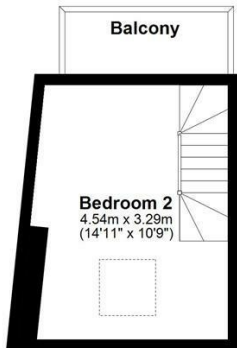
**Ground Floor**  
Approx. 37.0 sq. metres (397.9 sq. feet)



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



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

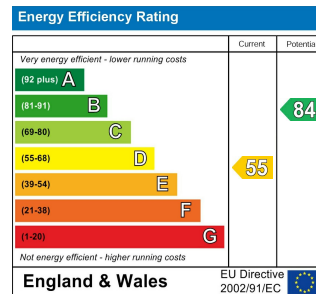


Total area: approx. 75.7 sq. metres (815.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

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