

Station Road, Wilburton, CB6 3RP

CHEFFINS

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3 2 2

Offers In Excess Of £280,000



- Detached Bungalow
- 3 Bedrooms
- Ensuite To Bedroom 1
- Garage & Driveway
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are pleased to present this 3 bedroom detached bungalow in Wilburton.

The property offers a living room with vaulted ceilings and exposed beams, kitchen, conservatory along with 3 bedrooms with ensuite to bedroom 1 and a family bathroom. Outside, the property benefits with an enclosed wrap-around garden with patio area and a single garage.

To appreciate all what's on offer, an early viewing is recommended.













LOCATION

Wilburton offers a range of village amenities and lies approximately 2 miles from Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is around 11 miles to the south, with excellent access to London. Mainline rail services from Ely provide direct connections to Cambridge and London.

ENTRANCE HALL
With door to front, window to front, radiator.

HALLWAY
With storage cupboard, loft hatch.

BEDROOM 1
With window to rear and side, radiator. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, opaque window to rear.

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to front, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath, frosted window to rear, heated towel rail.

LIVING ROOM
With window to rear, two radiator, high vaulted ceilings with exposed beams, featured fireplace. Opening leading to...

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, four-ringed hob with extractor hood over, oven, space for fridge/freezer and washing machine, internal window, radiator, window to rear and side.

CONSERVATORY
With radiator, French doors providing access to the garden.

OUTSIDE
The front has gravelled driveway leading to single garage with up and over door whilst the rear offers a wrap-around garden with patio area, enclosed by hedging and wooden fence panels.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





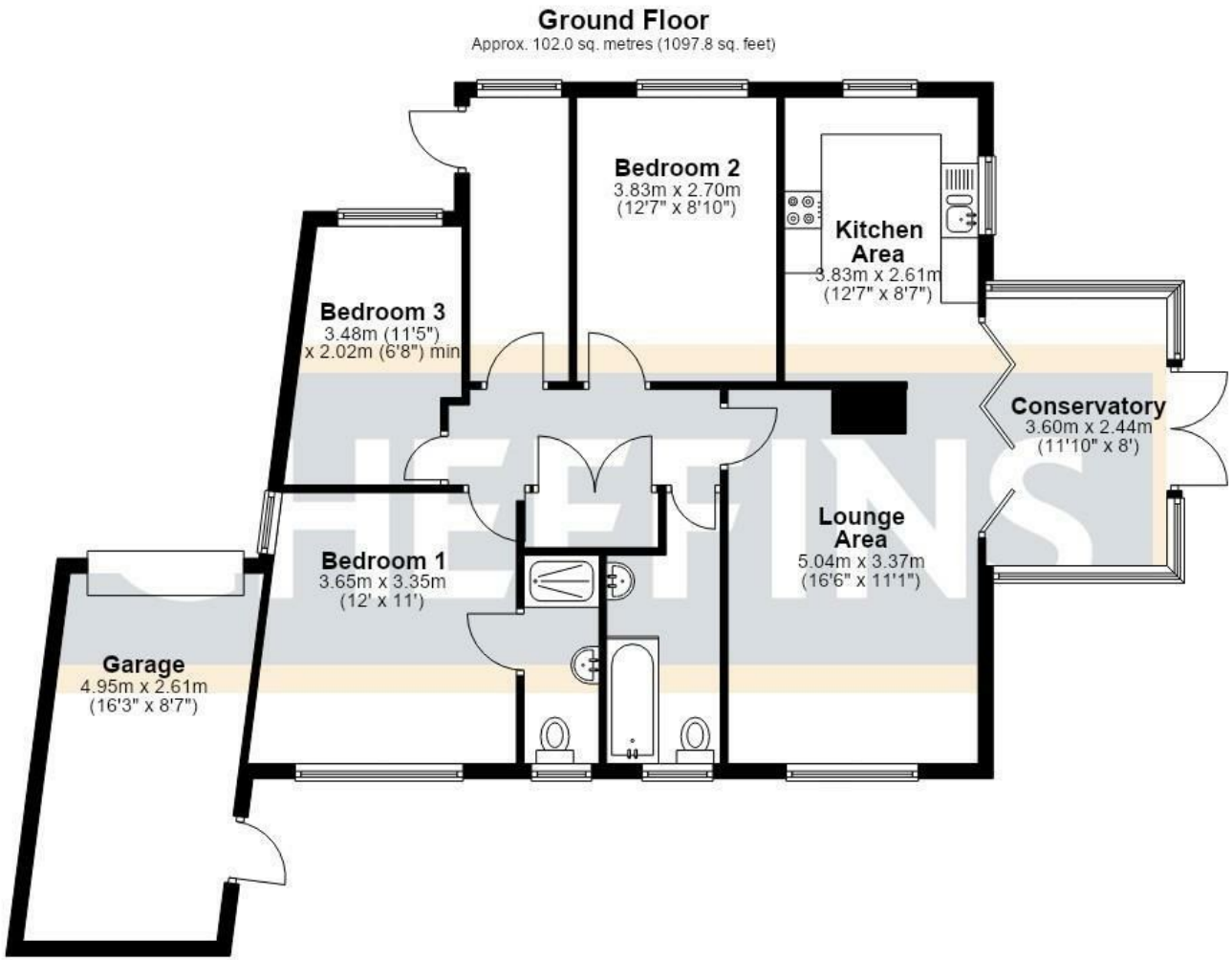


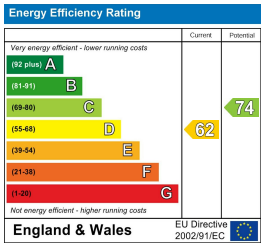












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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.