



Mill Quern, Highfields Caldecote, CB23 7GJ

CHEFFINS

Mill Quern

Highfields Caldecote,
CB23 7GJ

A well presented two bedroom end terrace property extending to approximately 666sqft and arranged over two floors. The property further benefits from allocated parking in front of the property and a generous rear garden and is located close to local amenities and transport links.

LOCATION

Highfields Caldecote is a pleasant village located just 8 miles west of Cambridge, ideally placed for access to the A428 and A14. The village has a variety of local amenities including primary school, recreation ground, public houses, hotels and village hall. Further facilities are available in the nearby villages of Cambourne and Bourn.



Guide Price £250,000





UPVC DOUBLE GLAZED FRONT DOOR

into:

ENTRANCE HALL

with laminate wood effect flooring, downlight, radiator, stairs leading to first floor, access into various rooms including:

DOWNSTAIRS W C

with laminate flooring, low level w.c., wash hand basin, radiator, upvc double glazed frosted window overlooking front of the property, fuse board, downlight and shelving.

KITCHEN

with a range of floor and wall units, laminate worktop, stainless steel sink and drainer, upvc double glazed window overlooking front of the property, space and plumbing for washing machine, integrated Hotpoint oven and 4 ring Whirlpool gas hob with Whirlpool extractor fan, part tiled walls, downlight, space for fridge/freezer.

SITTING ROOM

carpeted, radiator, understairs storage cupboard, downlight, upvc double glazed French doors leading out onto the rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, downlight, access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking front of the property, radiator, built-in wardrobes with hanging rail and shelving, airing cupboard housing boiler and access into:

ENSUITE SHOWER ROOM

with three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, tiled flooring, part tiled walls, upvc double glazed frosted window overlooking front of the property, extractor fan, downlight, heated towel rail.

BEDROOM 2

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight, access into loft space.

BATHROOM

three piece suite comprising bath with shower over, low level w.c., wash hand basin, upvc double glazed frosted window overlooking rear of the property, part tiled walls, laminate floor, radiator, downlight.

OUTSIDE

The property is approached via brick paved driveway offering allocated off-road parking. The front of the property has borders containing a variety of shrubs.

Rear garden with terrace area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn with borders containing a variety of shrubs and trees, timber storage shed, access out to the rear of the property for bins. The rear garden is fully enclosed via timber fencing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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 £250,000

Tenure - Freehold

Council Tax Band - B

Local Authority - South Cambridgeshire District

Council

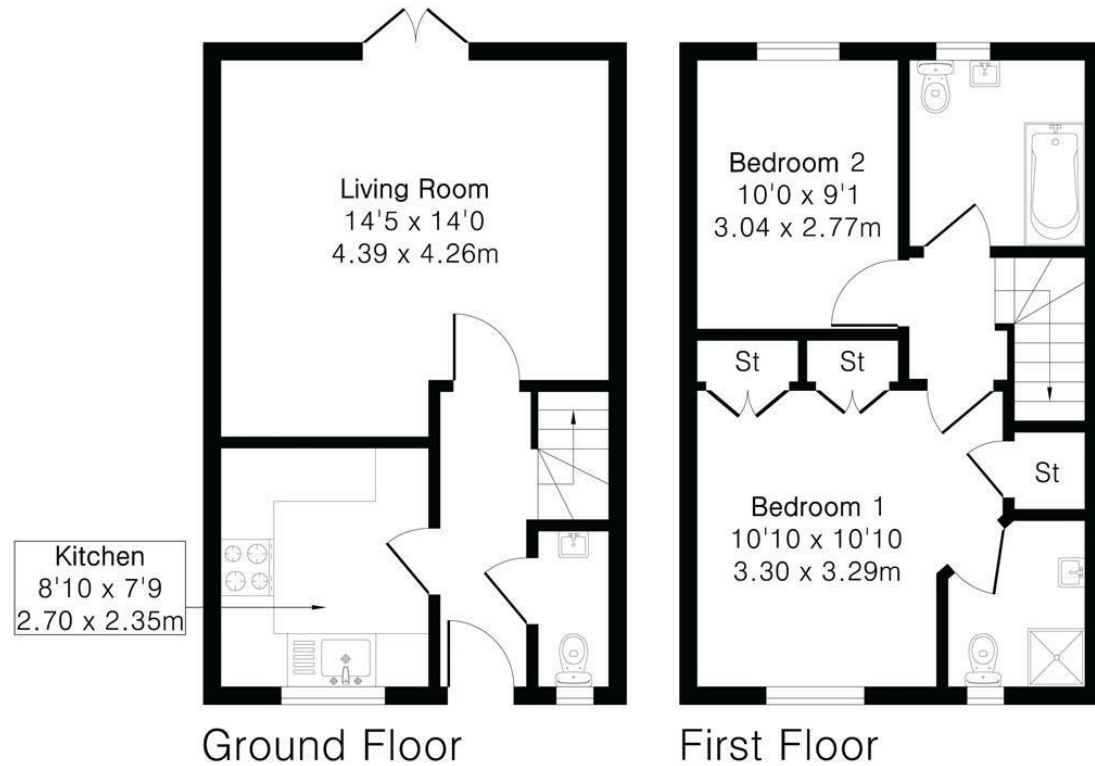


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Approximate Gross Internal Area 666 sq ft - 62 sq m

Ground Floor Area 333 sq ft - 31 sq m

First Floor Area 333 sq ft - 31 sq m



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.



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