

Streetly End, West Wickham, CB21 4RP

CHEFFINS

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Guide Price £325,000

A charming semi-detached cottage boasting a wealth of character located in the pleasant Cambridgeshire village of West Wickham. The property enjoys an attractive fitted kitchen, utility room, two double bedrooms, study/bedroom 3, private rear garden and off street parking. (EPC Rating E)



LOCATION

West Wickham is an attractive and highly regarded village situated amidst some of Cambridgeshire's most unspoilt countryside just 10 miles south east of the city itself. The village benefits from a local shop, pub, post office and church. The nearby village of Balsham (2 miles) offers a popular Butchers as well as a very highly regarded junior school. Senior schooling is at the respected Linton Village College (6 miles) and buses run regularly to both schools and surrounding towns.








Ground Floor

Sitting Room
(13'1" x 10'7") Window to front, Inglenook fireplace with woodburner and brick surround, original beams, oak doors, oak flooring, radiator, stairs to first floor, door to:

Dining Room
(10'2" x 9'1") Window to rear, radiator, oak door to kitchen, oak door to study.

Kitchen
(18'11" x 6'3") Fitted base and eye level units with worktop over, space for fridge/freezer, electric oven, hob with extractor over, stone flooring, dual aspect windows, radiator, door to garden, door to utility.

Utility Room
(7'1" x 6'5") Plumbing for washing machine, space for tumble dryer, stone flooring, oak doors, radiator, door to wc.

Downstairs WC
Two piece suite comprising low level wc, pedestal hand wash basin, stone flooring, oak doors, radiator, obscure window.

Study/Bedroom Three
(11'3" x 6'7") Window to rear, oak doors, oak floor, radiator.

First Floor

Landing
Window to side, doors to bedrooms and bathroom.

Master Bedroom
(10'9" x 10'7") Dual aspect windows, radiator.

Bedroom 2
(12'9" x 8'3") Window to rear, radiator, fitted wardrobes.

Bathroom
Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, obscure window.

Outside
The side and rear gardens approximately 60 ft in length which comprise extensive patio area. Paved steps lead to a raised lawn and well stocked shrubs and borders. The garden is enclosed by timber panelled fencing with a timber built shed to the rear. There is a security light and outside tap.

Parking
Off road parking for two vehicles.

Agents Note
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

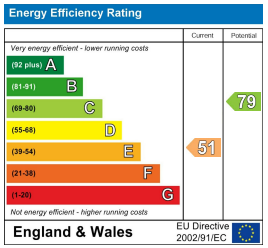
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.









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Tenure - Freehold

Council Tax Band - D

Local Authority -

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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