



Chapel Lane, Wicken, CB7 6BA

CHEFFINS

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Wicken,
CB7 6BA

- Available: 16/10/2026
- EPC: B
- Council tax band: TBC

Semi-detached house in an idyllic village location. Accommodation comprises entrance hall, kitchen/breakfast room, dining/living room, three bedrooms with built in wardrobes to two (en-suite to master), bathroom, garden, garage and driveway. Air Source Heat Pump. Available: 16/10/2026. Deposit: £1,961. Holding deposit: £392. Council tax band: TBC. EPC: B

3 2 1

£1,700 Per Calendar Month





LOCATION

Wicken is situated on the A1123 and is about 17 miles from Cambridge, 9 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to Wicken Fen nature reserve providing country walks and bird spotting opportunities. There is a church and on the village green is the Maids Head Pub.

ENTRANCE HALL

with tiled flooring, two storage cupboards, oak and glass staircase to first floor.

KITCHEN/BREAKFAST ROOM

with ceramic hob, extractor, integrated oven, fridge/freezer, washer/dryer and dishwasher. Picture window and tiled floor.

DINING/LIVING ROOM

with windows to side and rear aspects and patio doors to the rear garden. Tiled floor and cupboard housing the hot water cylinder.

BEDROOM

with fitted wardrobe and Juliet balcony to rear.

EN-SUITE

with WC, basin and double shower cubicle. Tiled flooring.

BEDROOM

with fitted wardrobe.

BEDROOM

BATHROOM

with WC, basin set in vanity unit and bath with shower over.

OUTSIDE

Enclosed rear garden with patio area and astro turf. Gate access to side and rear. Garage to rear and driveway parking.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.







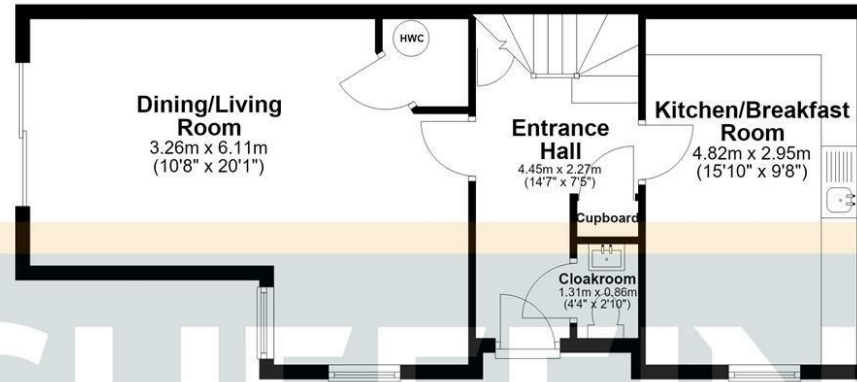
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A	88	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

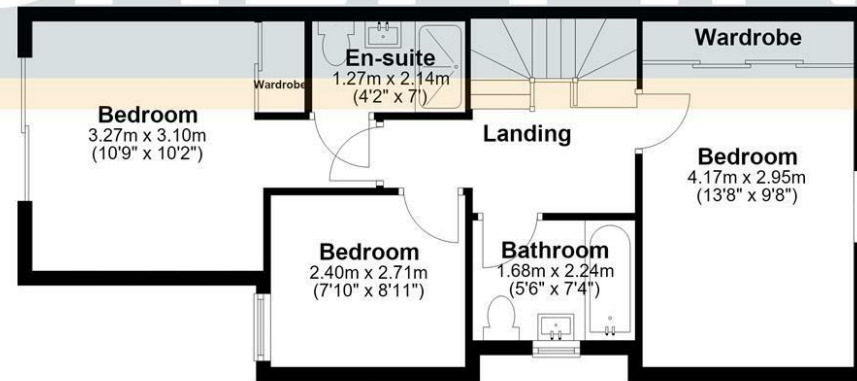
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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied 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.

Ground Floor
Approx. 49.9 sq. metres (537.3 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 sq. feet)

