



High Street, Great Wilbraham, CB21 5JD



High Street

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A charming semi detached property located on High Street in the quaint village of Great Wilbraham. The cottage offers a cosy reception room, newly fitted kitchen, one double bedroom, downstairs bathroom and large rear garden with patio area. The property has been recently modernised and decorated in neutral colours throughout. Available April. EPC Rating E. Council Tax Band B.

LOCATION

Great Wilbraham is a desirable and sought after village surrounded by rural countryside and conveniently located just six miles east of the university city of Cambridge. The village is served by numerous amenities including a village shop, a post office, and public house. There is a well regarded village primary school and the highly regarded Bottisham Village College just a few miles away. For the commuter there are rail links to London



£1,150 PCM





SITTING ROOM

with part glazed entrance door, boarded off fireplace, door with stairs leading to the first floor, 2 built in cupboards, electric heater.

KITCHEN/ DINING ROOM

with stainless steel sink unit and drainer, worktops and tiled splashbacks, base and wall mounted units, slim electric wall heater, window and half glazed door to the rear.

LOBBY

with space and plumbing for washing machine.

SHOWER ROOM

with a panelled shower cubicle and electric shower, pedestal handbasin and low level WC, extractor fan, Dimplex wall mounted heater, window to rear aspect.

FIRST FLOOR

LANDING

with electric storage heater

BEDROOM

with electric panel heater, window to front aspect.

OUTSIDE

To the rear of the property is a long rear garden, laid to lawn and with a wealth of established trees and shrubs, paved patio area. There is side access through a gate which leads to the front.

Letting Agents Notes

Deposit - £1326.00

Holding Deposit - £265.00

EPC - E

Council Tax - B

Square Footage - 559.72

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

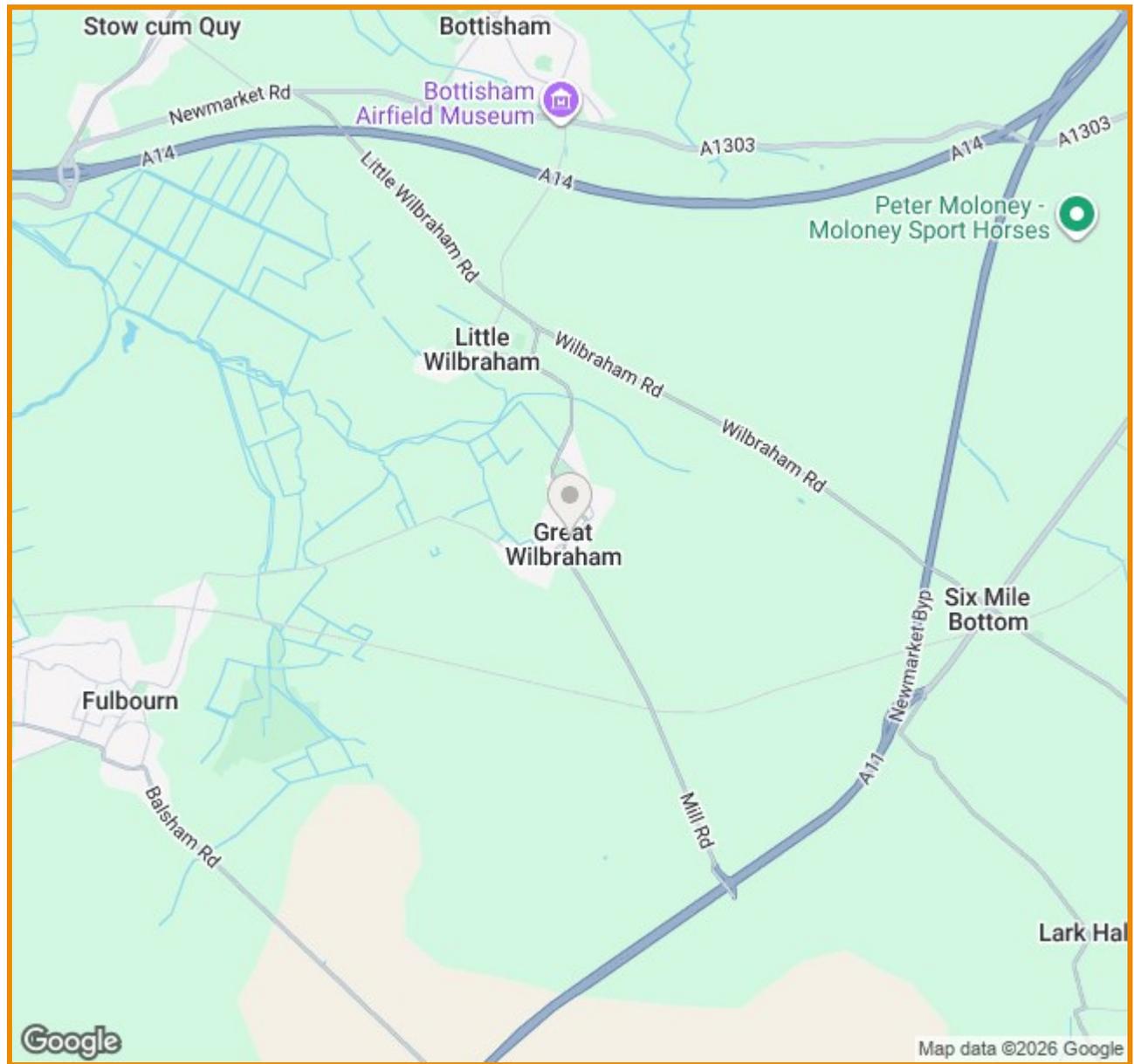


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	43
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

£1,150 PCM

Council Tax Band - B

Local Authority - South Cambridgeshire



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

