



Main Street, Westley Waterless, CB8 0RQ

CHEFFINS

Main Street

Westley Waterless,
CB8 0RQ

- Semi-Detached Cottage
- 2 Bedrooms
- Extensive Private Gardens
- Rural Location
- Potential to Extend & Improve (stp)
- Backing onto Paddock Land
- NO CHAIN

An excellent opportunity to acquire a 2 bedroom semi-detached cottage offered with NO CHAIN and situated in a rural position backing onto Paddock land. with a large garden of approx. 0.35 of an acre. The property currently provides around 750 sq ft of accommodation offering excellent scope for extension and improvement (stp). Set within generous gardens of around 0.35 acres, the grounds are predominantly laid to lawn and provide a wonderful outdoor space with plenty of potential.

2 1 1

Offers In Excess Of £300,000





LOCATION

WESTLEY WATERLESS is a small attractive village situated 5 miles south west of the racing town of Newmarket and 14 miles east of Cambridge. There is easy access to the A11 and onward to the M11 and there is rail station at nearby Dullingham (2 miles) with services to Cambridge, onto London Kings Cross and Liverpool Street and Cambridge.

ENTRANCE HALL

with a double glazed entrance door, stairs to the first floor, radiator.

LIVING ROOM

with a double glazed window to the front aspect, open fireplace, under stairs storage cupboard, radiator.

KITCHEN/DINING ROOM

with a range of matching wall and base units with work surfaces over, sink, built-in Lamona electric oven, 4 ring electric hob with extractor hood over, storage cupboard, inset spotlights, full length radiator, double glazed window to the rear aspect, double glazed door to outside.

FIRST FLOOR**LANDING**

with loft access.

BEDROOM 1

with a fireplace (covered over), built-in wardrobe, walk-in wardrobe, double glazed window to the front aspect.

BEDROOM 2

with a radiator, double glazed window to the rear aspect.

BATHROOM

a refitted suite comprising a low level WC, vanity wash hand basin, side panel bath with shower over, inset spotlights, extractor fan, cupboard housing water cylinder, heated chrome towel rail, window to the side aspect.

OUTSIDE

The garden has a fantastic sized frontage with a long shingled driveway. The expansive lawned gardens back onto Paddock land to the rear and comprise an array of fruit trees, small pond, an oil tank, mature shrub and hedgerow borders, timber built shed, greenhouse and a brick built outbuilding.

SALES AGENTS NOTES

Tenure - Freehold
Council Tax Band - C
Property Type - Semi-Detached Cottage
Property Construction - Brick
Square Footage - 796
Parking - Driveway

Electric & Water Supply - Mains
Sewerage - Shared Septic Tank
Heating sources - Oil fired heating and open fireplace
Broadband Connected - No
Broadband Type - FTTP
Mobile Signal/Coverage - Yes
Flood risk - Very Low

Planning Permission - Please refer to the East Cambridgeshire council website for any local planning applications.

Please note the property currently forms part of a larger HM Land Registry title, which will need to be divided prior to completion of any sale.

Promap site plan is provided as a guide only, the boundary lines will need to be confirmed during the conveyancing process.


The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

The property may have restrictive covenants, this will need to be confirmed during the conveyancing process.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Council Tax Band - C
 Local Authority - East Cambridgeshire





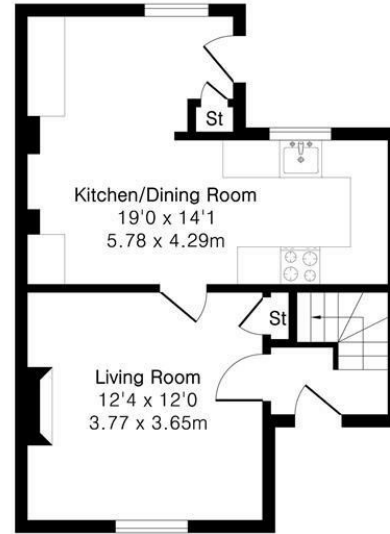


**Approximate Gross Internal Area 754 sq ft - 70 sq m
(Excluding outbuilding)**

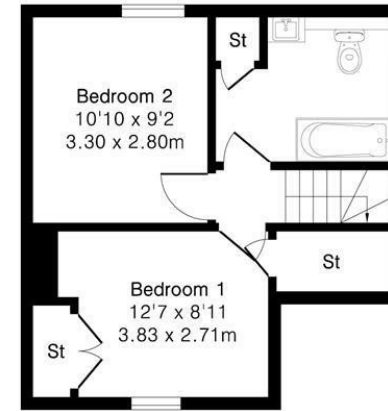
Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 342 sq ft – 32 sq m

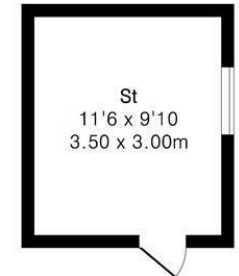
Outbuilding Area 113 sq ft – 11 sq m



Ground Floor



First Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

