



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

A fantastic opportunity to acquire this charming 2 bedroom semi-detached cottage, offered with NO CHAIN and occupying a delightful rural setting backing onto paddock land. Set within a generous plot of approximately 0.44 acres, the property currently offers around 760 sq ft of accommodation with excellent potential to extend and improve (stp).

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Offers In Excess Of £325,000





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 PORCH

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

LIVING ROOM

with a radiator, built-in storage, open fireplace, under stairs cupboard, double glazed window to the front aspect overlooking the fields.

KITCHEN/DINING ROOM

with a range of matching wall and base units with work surfaces over, stainless steel sink, 4 ring electric hob and electric oven, inset spotlights, radiator, double glazed window to the side aspect.

REAR LOBBY

with a window to the side aspect and part glazed door.

FIRST FLOOR

LANDING

BEDROOM 1

with a walk-in wardrobe, radiator, double glazed window to the front aspect.

BEDROOM 2

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

BATHROOM

with a side panel bath, low level WC, vanity wash hand basin, cupboard housing the water cylinder, chrome heated towel rail.

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 a patio seating area, fruit trees, an outside oil boiler and oil tank, outside water tap and a brick built outbuilding.

The property is set on a fantastic sized plot of approx. 0.44 of an acre, offering a huge potential for extending or a building plot, subject to the relevant permissions.

SALES AGENTS NOTES

Tenure - Freehold
Council Tax Band - C
Property Type - Semi-Detached Cottage
Property Construction - Brick
Square Footage - 764
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.





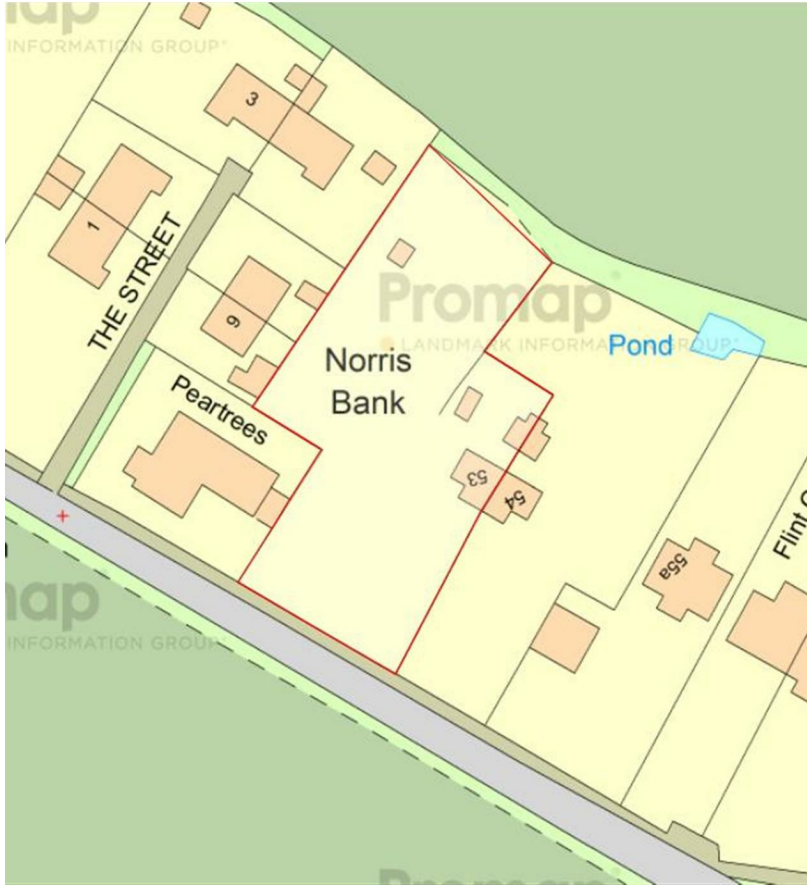
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Council Tax Band - C
 Local Authority - East Cambridgeshire







**Approximate Gross Internal Area 765 sq ft - 71 sq m
(Excluding Outbuilding)**

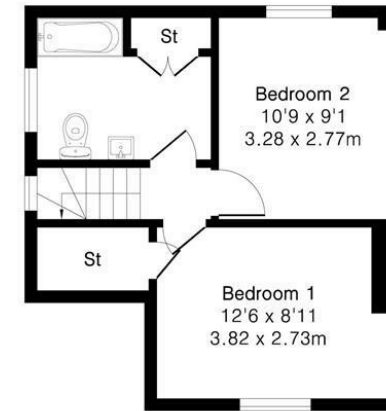
Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 347 sq ft – 32 sq m

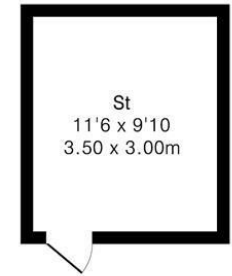
Outbuilding Area 113 sq ft – 11 sq m



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>.

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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.

