Main Street, Westley Waterless, CB8 0RQ

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# Main Street

Westley Waterless,
CB8 0RQ

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## Offers In Excess Of £325,000

- Semi-Detached Cottage
- 3 Bedrooms
- Extensive Private Garden
- Rural Location
- Potential to Extend & Improve (stp)
- NO CHAIN

A rare opportunity to acquire a 3 bedroom semi-detached cottage offered with NO CHAIN. Situated in a delightful rural setting with generous gardens extending to approx. 0.33 of an acre. The property currently provides around 800 sq ft of accommodation with excellent scope to extend and improve (stp).

## 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 entrance door, stairs leading to the first floor.

**LIVING ROOM**
with a double glazed window, open fireplace with tiled surround, radiator, under stairs storage cupboard.

**KITCHEN/DINING ROOM**
with a range of matching wall and base units with work surfaces over, stainless steel sink, space and plumbing for appliances, oil fired floor standing boiler, vinyl flooring, radiator, pantry cupboard, double glazed window to the rear aspect.

**REAR LOBBY**
with a door to the rear.

**BATHROOM**
with a low level WC, wall mounted wash hand basin, side panel bath with shower over, double glazed window to the side aspect.

**FIRST FLOOR**

**LANDING**
with a window to the side aspect.

**BEDROOM 1**
with a radiator, large walk-in wardrobe, double glazed window to the front aspect.

**BEDROOM 2**
with a radiator, airing cupboard housing the water cylinder, double glazed window to the rear aspect.

**BEDROOM 3**
with a radiator, double glazed window to the side aspect.

**OUTSIDE**
The garden has a fantastic sized frontage with a long shingled driveway to the side. The expansive lawned gardens comprise mature tree and hedgerow borders, variety of flower and shrub beds, a red brick outbuilding and an oil tank.

The property is set on a great sized plot of approx. 0.33 of an acre, offering a huge potential for renovation and extending, subject to the relevant permissions.

**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 - Klargester treatment plant
Heating sources - Oil fired heating and open fireplace
Broadband Connected – No
Broadband Type – FTTP
Mobile Signal/Coverage – Yes
Flood risk - Low

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

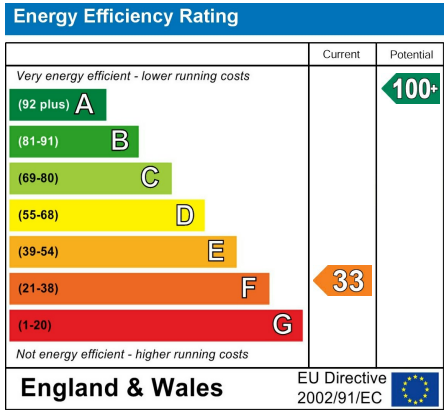
Please note the property currently forms part of a larger HM Land Registry title, which will need to be divided prior to completion of any sale.

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.

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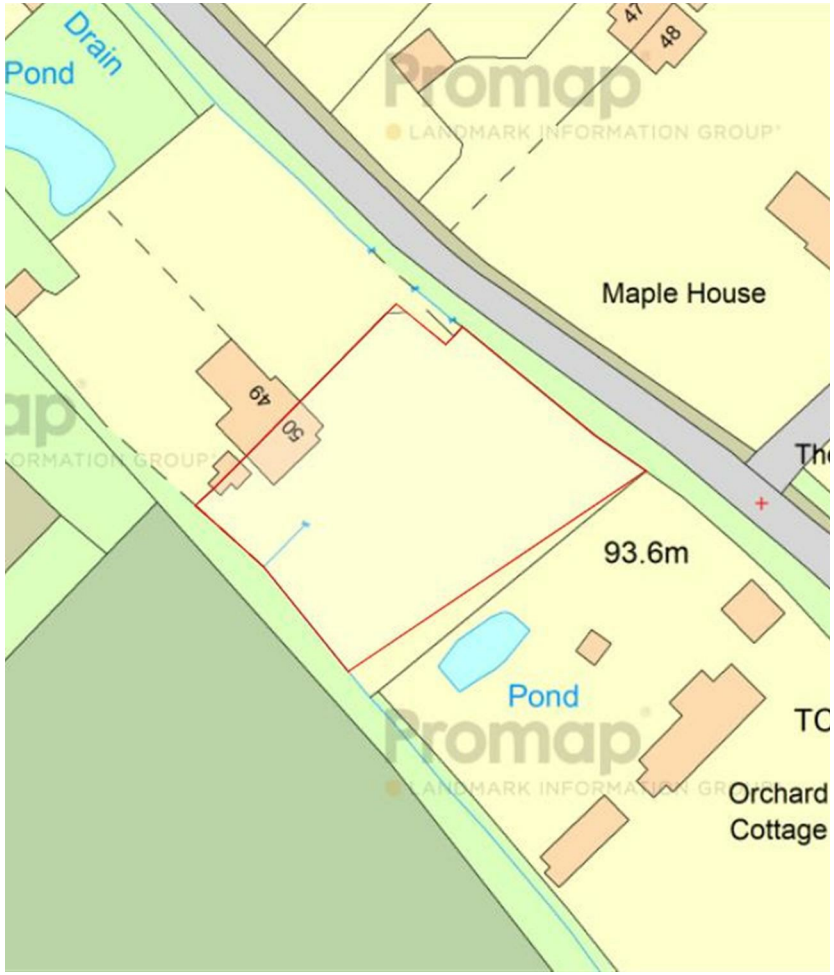
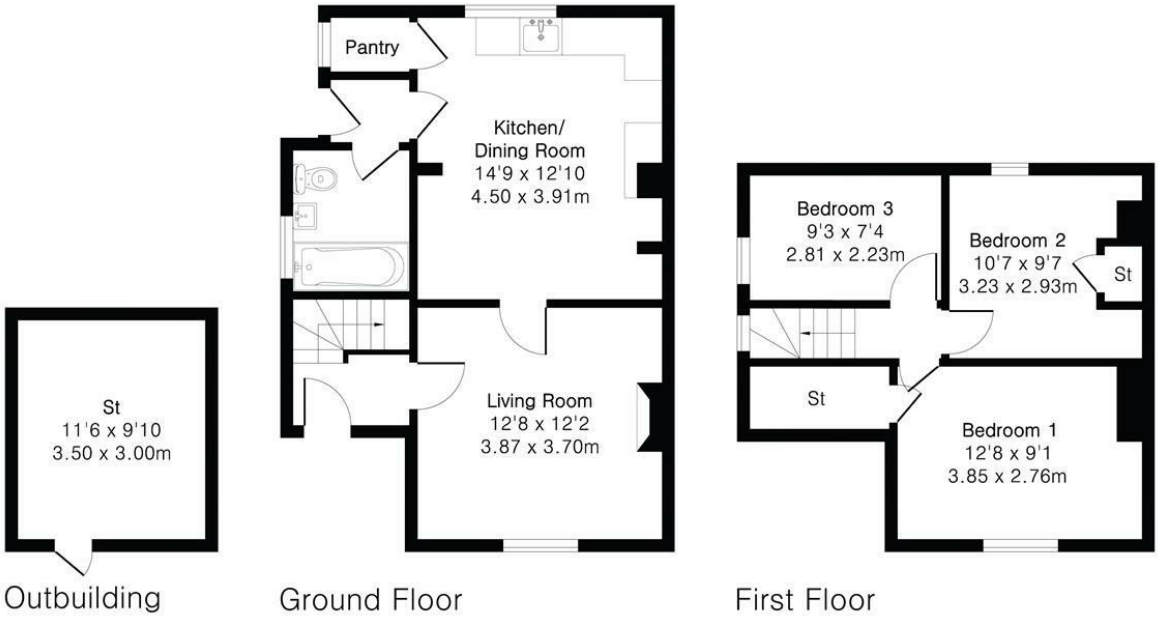



## Approximate Gross Internal Area 823 sq ft - 76 sq m
## (Excluding Outbuilding)

Ground Floor Area 476 sq ft – 44 sq m
First Floor Area 347 sq ft – 32 sq m
Outbuilding Area 113 sq ft – 11 sq m




PINK PLAN

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.

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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.

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