Main Street, Westley Waterless, CB8 0RQ

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Offers In Excess Of £325,000

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

An excellent opportunity to acquire a 3 bedroom semi-detached cottage offered with NO CHAIN, occupying a generous plot of approximately 0.26 acres in a desirable rural setting. The property currently provides around 770 sq ft of accommodation and offers significant potential 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 stairs leading up to the first floor, radiator, entrance door.

LIVING ROOM
with an open fireplace with tiled brick surround, radiator, under stairs storage cupboard, window to the front aspect.

KITCHEN/DINING ROOM
with a range of matching wall and base units, worksurfaces over, stainless steel sink, tiled flooring, tiled splashbacks, pantry style cupboard housing the oil fired boiler and a window, single glazed window overlooking the rear garden.

REAR LOBBY
with half glazed door to the side aspect.

SHOWER ROOM
with a low level WC, pedestal wash hand basin, corner shower cubicle with electric shower, tiled splashbacks, window to the side aspect.

FIRST FLOOR

LANDING
with loft access.

BEDROOM 1
with a cast iron feature fireplace, radiator, walk-in wardrobe, window to the front aspect.

BEDROOM 2
with a cupboard housing water cylinder, old fireplace recess shelving, single glazed window to the rear aspect.

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

OUTSIDE
The garden has a fantastic frontage with a long shingled driveway. The expansive lawned gardens comprises a greenhouse, vegetable patch, a variety of flowers and shrubs, 2 timber built sheds, a red brick outbuilding and an oil tank all surrounded by hedgerow borders and mature treeline.

SALES AGENTS NOTES
Tenure - Freehold
Council Tax Band - C
Property Type - Semi-Detached Cottage
Property Construction – Brick
Square Footage - 775
Parking – Driveway

Electric & Water Supply - Mains
Sewerage - Private 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.

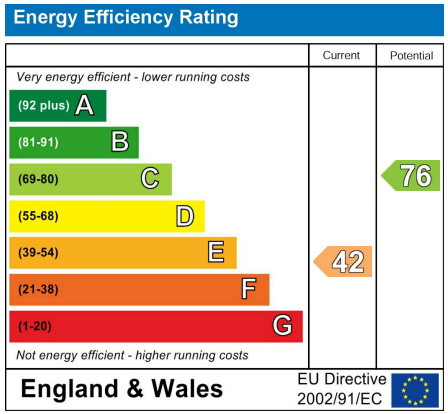
Please note the property currently forms part of a larger HM Land Registry title, which will need to be divided prior to completion of any sale.

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.



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Tenure - Freehold
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Local Authority - East Cambridgeshire

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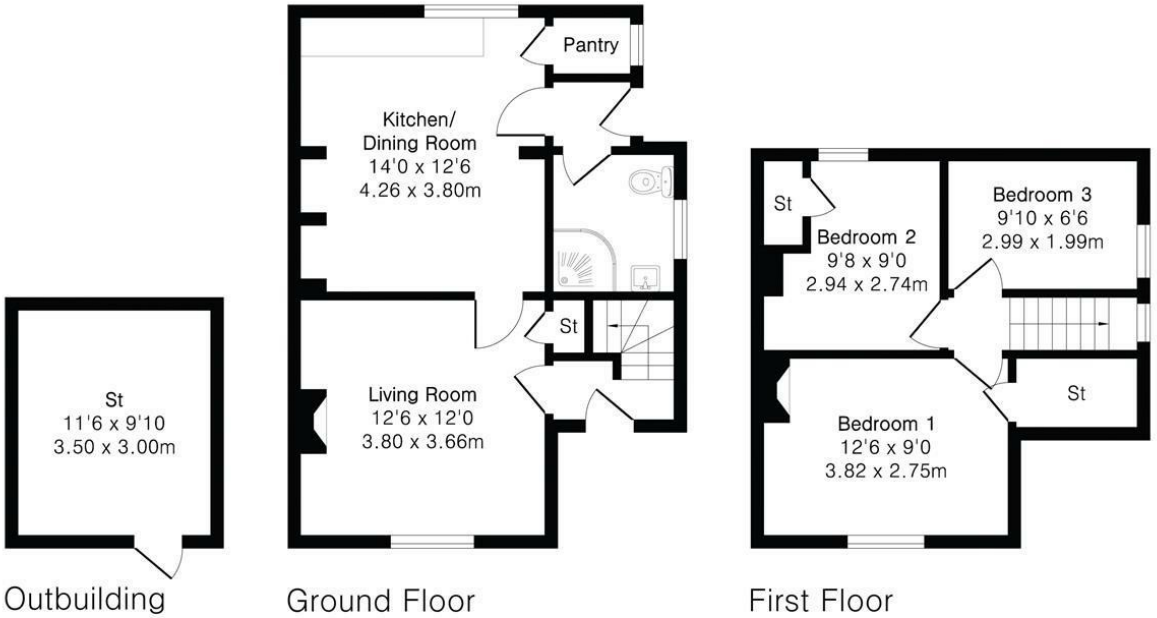
Approximate Gross Internal Area 777 sq ft - 72 sq m
(Excluding Outbuilding)
Ground Floor Area 449 sq ft – 42 sq m
First Floor Area 328 sq ft – 30 sq m
Outbuilding Area 113 sq ft – 11 sq m



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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