



Malting End, Wickhambrook, CB8 8YH

CHEFFINS

Malting End

Wickhambrook,
CB8 8YH

- Extended Semi-Detached Property
- 3 Double Bedrooms
- Living Room and a Study
- Ground Floor Wet Room & First Floor Bathroom
- Long Enclosed Rear Garden
- Good Sized Driveway
- NO CHAIN

An extended 3 double bedroom semi-detached property offered with NO CHAIN and set in a generous plot. The accommodation comprises a kitchen/breakfast room, 2 reception rooms, a ground floor wet room and a first floor bathroom. Outside features a long enclosed rear garden split into two sections and a driveway to the front with parking for several vehicles. Viewing Recommended.

3 2 2

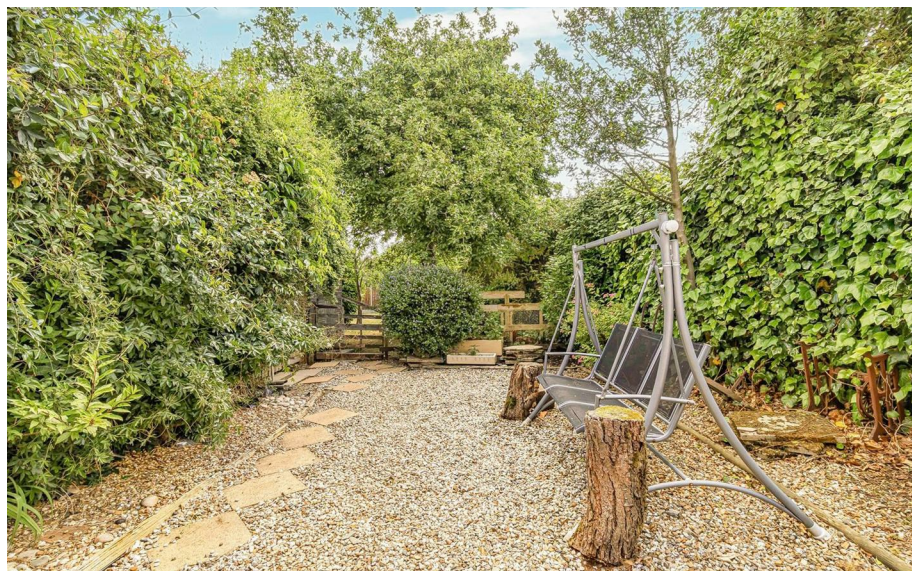
Guide Price £350,000





LOCATION

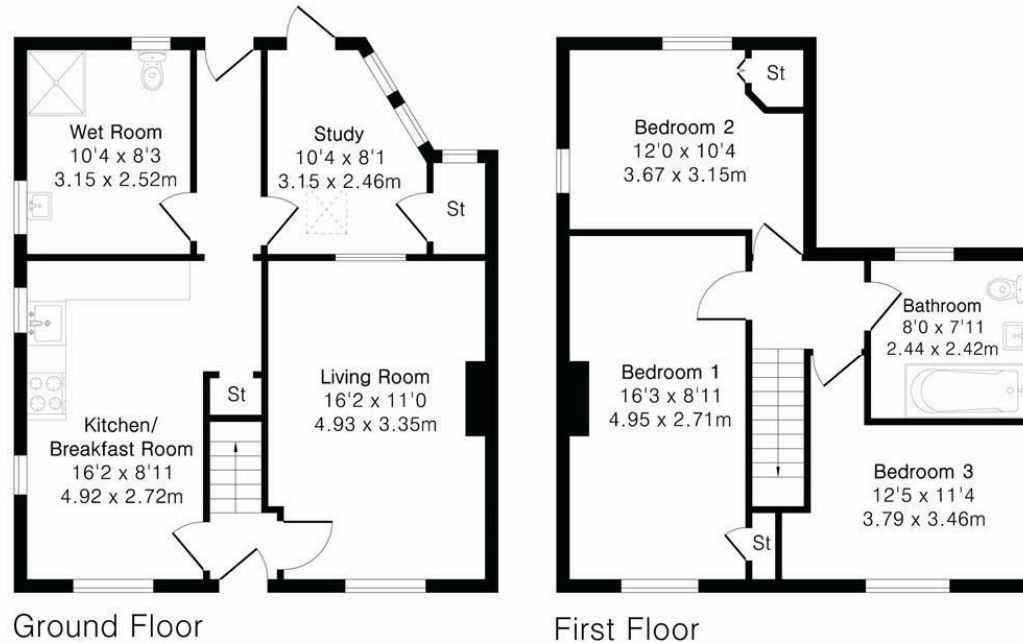
WICKHAMBROOK is a sought after village set amidst rolling countryside approximately 9 miles south east of Newmarket, 10 miles south west of Bury St Edmunds & 22 miles east of Cambridge. Amenities include a service station, general store, GP surgery and dispensary, public house and primary school.



Approximate Gross Internal Area 1096 sq ft - 102 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 501 sq ft – 47 sq m



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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