



Lower Road, Wicken, CB7 5YA

**CHEFFINS**



## Lower Road

Wicken,  
CB7 5YA

- Detached Cottage Requiring Renovation
- Scope for Redevelopment (Subject to Planning Consent)
- Quiet Edge of Village Location with Countryside Views Towards Ely Cathedral
- Cash Buyers Only
- 3 Bedrooms
- 2 Reception Rooms
- Mature Gardens
- No Upward Chain
- Freehold / Council Tax Band D / EPC E

Situated within a most attractive quiet lane with superb open views to the front towards Ely Cathedral, this 3 bedroom detached cottage requires renovation or offers scope for redevelopment, subject to obtaining planning consent. Accommodation comprises entrance hall, kitchen, dining room, separate lounge, 3 bedrooms, bathroom and separate WC, together with an attractive mature plot backing onto grassland. Due to the condition of the property this is offered as Cash Buyers Only.

The property is located within an edge of village location convenient for the National Trust Wicken Fen and with numerous countryside walks nearby. No upward chain.

3 1 2

**Guide Price £280,000**







## LOCATION

Wicken is situated on the A1123 and is about 17 miles from Cambridge, 9 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to Wicken Fen nature reserve providing country walks and bird spotting opportunities. There is a church and on the village green is the Maids Head pub

## ENTRANCE PORCH

## HALL

With window to front aspect, cupboard, stairs to first floor, radiator.

## KITCHEN

With window to front aspect with attractive countryside views, stainless steel sink unit, base storage units and drawers, larder cupboard, cooker point, radiator.

## DINING ROOM

With window and door to rear garden, open tiled fireplace, fitted cupboards, radiator. Opening to:

## LOUNGE

With window to rear garden, radiator.

## FIRST FLOOR LANDING

## BEDROOM 1

With window to rear aspect overlooking a grass field, airing cupboard housing hot water cylinder.

## BEDROOM 2

With window to rear aspect overlooking a grass field.

## BEDROOM 3

With window to front aspect giving

an attractive view across countryside towards Ely Cathedral, access to loft.

## BATHROOM

With bath, pedestal hand wash basin, window to front aspect, radiator.

## SEPARATE WC

With low level WC, window to front aspect.

## OUTSIDE

The property is surrounded by lawned gardens with planted beds and mature trees. The garden backs onto a grass field and benefits from views across countryside to the front.

## AGENTS NOTE

Please note, the garage and small piece of garden to the rear of the garage located between numbers 1 and 3 is excluded from the sale.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         | 100       |
| (82 plus) <b>A</b>                          |         |           |
| (61-81) <b>B</b>                            |         |           |
| (50-60) <b>C</b>                            |         |           |
| (39-49) <b>D</b>                            |         |           |
| (29-38) <b>E</b>                            | 40      |           |
| (13-28) <b>F</b>                            |         |           |
| (1-12) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £280,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

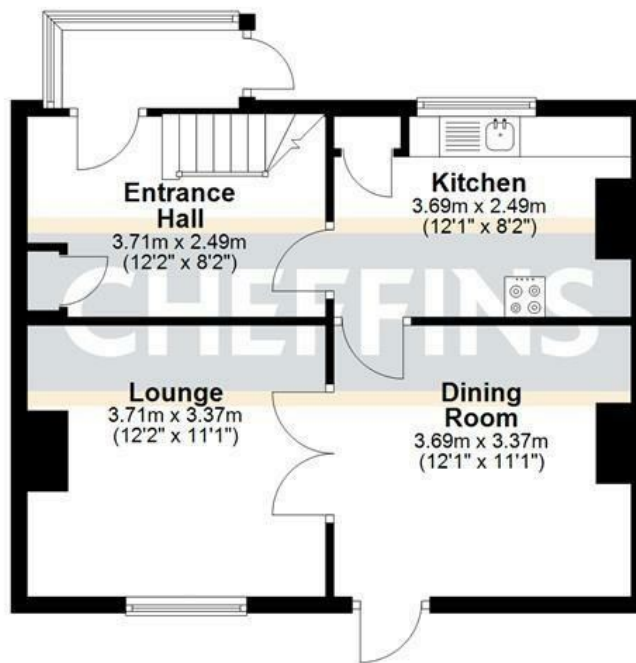
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

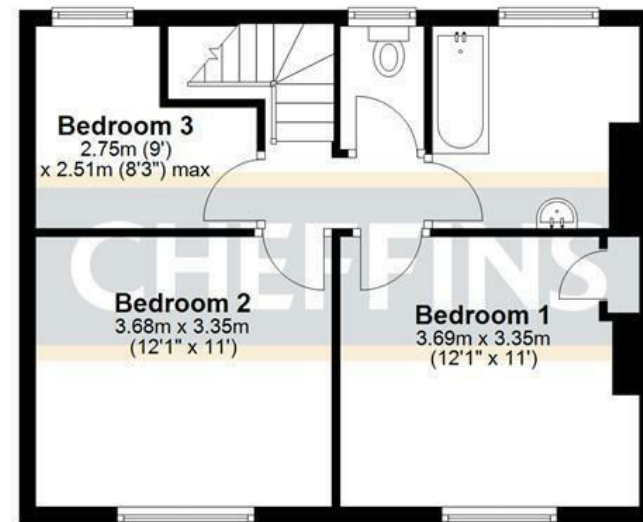
### Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



### First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.3 sq. feet)

