



CHEFFINS

Townsend Mews, Wilburton, CB6 3SQ

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Wilburton,
CB6 3SQ

3 1 1

Guide Price £249,950

- End of Terrace Mews Style Home
- Refitted Kitchen
- 3 Bedrooms
- Walled Garden
- Driveway & Garage
- No Upward Chain
- Popular Village
- Freehold / Council Tax Band C / EPC Rating E

Cheffins are delighted to offer to the market this well presented mews home located in the popular village of Wilburton.

The property comprises entrance hall, generous lounge, refitted kitchen/dining room, 3 bedrooms and bathroom. Outside there is a wall enclosed garden with gated access leading to the parking and single garage. The property also benefits from the use of communal gardens and bin store.

Offered for sale by no upward chain, viewing is available by appointment only.



CHEFFINS



LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London

ENTRANCE HALL

With door to front aspect, stairs leading to the first floor, doors to kitchen and lounge

LOUNGE

With bay window to front aspect, 2 radiators.

KITCHEN / DINING ROOM

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, space for single oven with extractor hood over, plumbing for washing machine, space for fridge/freezer, pantry, airing cupboard housing hot water tank, electric radiator, window to front aspect and small window to rear aspect.

FIRST FLOOR LANDING

With skylight to rear aspect, access to loft.

BEDROOM 1

With window to front aspect, electric panel heater.

BEDROOM 2

With window to front aspect, electric panel heater.

BEDROOM 3

With window to side aspect, electric panel heater.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand wash basin, bath with shower over, window to rear aspect.

OUTSIDE

To the front of the property there is a good size wall garden which is mainly laid to lawn with mature shrubs and trees to borders. Gated access to the side leads to the parking area and garage.

The driveway provides off road parking for 2 cars and leads to a single garage with up and over door, power and light connected.

Please Note: The front garden is the only garden for this property.

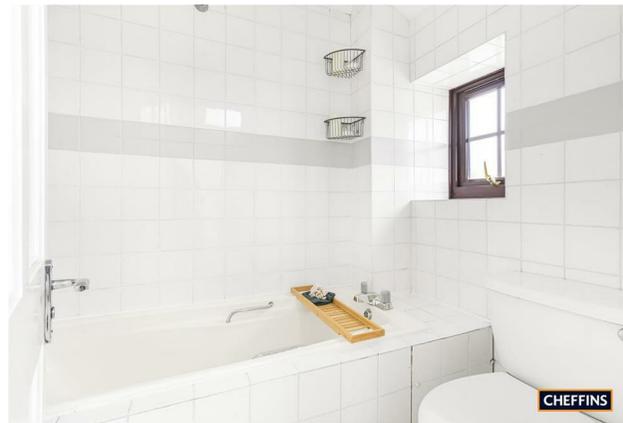
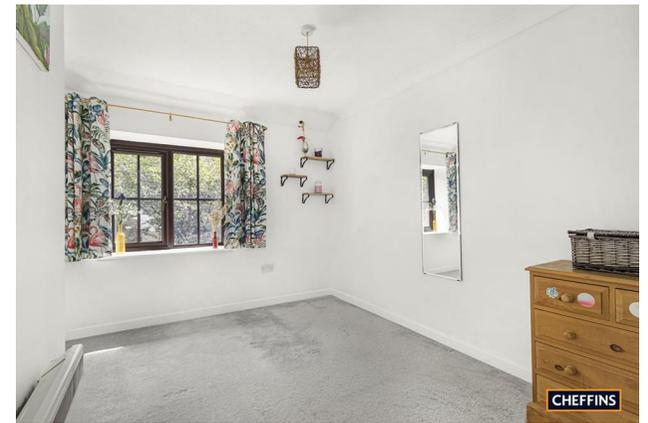
The property does benefit from the use of a gated communal garden and bin store.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



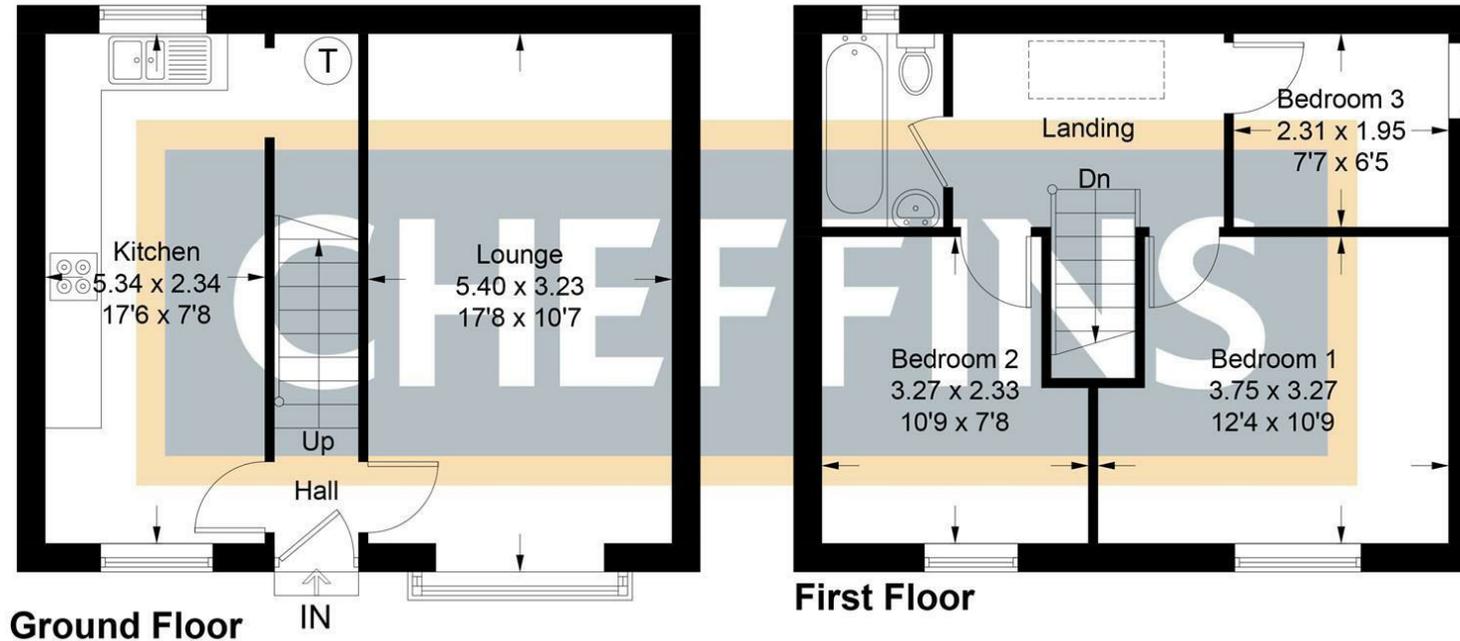
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £249,950
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



Approximate Gross Internal Area
 Ground Floor = 35.7 sq m / 384.8 sq ft
 First Floor = 34.5 sq m / 371.7 sq ft
 Total = 70.2 sq m / 756.5 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1197987)

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.

