



High Street, Wilburton, CB6 3RA

CHEFFINS

High Street

Wilburton,
CB6 3RA

- Detached Bungalow
- 2 Bedrooms
- Lounge & Conservatory
- Enclosed Rear Garden
- Off Road Parking for 2 Cars
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating E

We offer to the market this deceptively spacious detached bungalow located in the popular village of Wilburton.

The property comprises entrance hall, lounge, kitchen, a lean-to conservatory at the rear, 2 bedrooms and a bathroom. Outside there is a good size front garden, an enclosed rear garden with timber decked patio and gated access, as well as off road parking for 2 cars.

The property further benefits from being offered for sale with no upward chain.



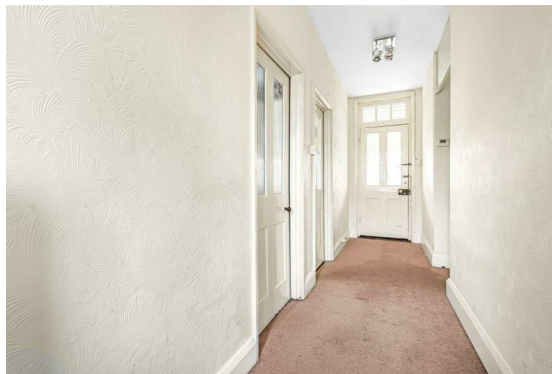
Guide Price £325,000





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, pantry cupboard, radiator, access to loft, storage cupboard containing an airing cupboard which houses the hot water tank.

LOUNGE

With windows to front and side, radiator, fireplace.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring electric hob with extractor hood above, stainless steel sink with mixer tap, built-in cupboards, fireplace, radiator, windows to side and rear.

CONSERVATORY

Leading from the kitchen with doors to rear and side. The conservatory also contains the oil fired boiler.

BEDROOM 1

With window to front, built-in wardrobes, radiator.

BEDROOM 2

With window to front, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin, panelled bath with shower above and shower screen, window to side, radiator.

OUTSIDE

To the front of the property there is a mainly laid to lawn garden, together with a driveway providing off road parking for 2 cars.

The rear garden is enclosed by timber fencing and is mainly laid to lawn with decked patio and gated access to the front. The garden also has exterior power and contains the oil storage tank.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

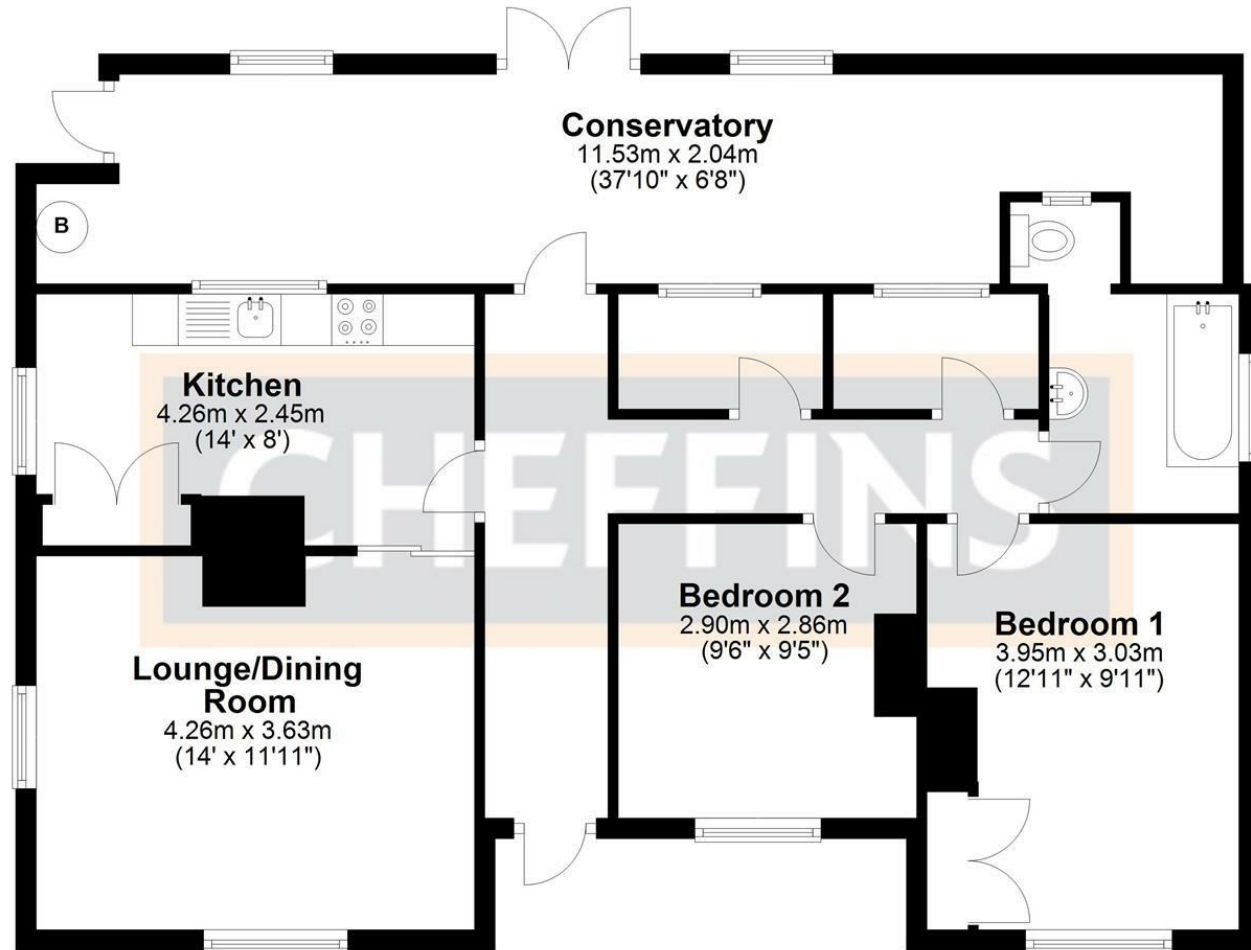
Please Note - The EPC report suggests there is 300mm of loft insulation but the vendors have informed us this is incorrect and is less than this. We advise making your own arrangements to check this.






Ground Floor

Approx. 91.2 sq. metres (982.0 sq. feet)



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			78	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F		39	78	
(1-20) G				
Not energy efficient - higher running costs				
England & Wales				
		EU Directive 2002/91/EC		

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 91.2 sq. metres (982.0 sq. feet)

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.

