Broad Way, Wilburton, CB6 3RT

CHEFFINS

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Broad Way

Wilburton,
CB6 3RT

3 1 2

Guide Price £400,000

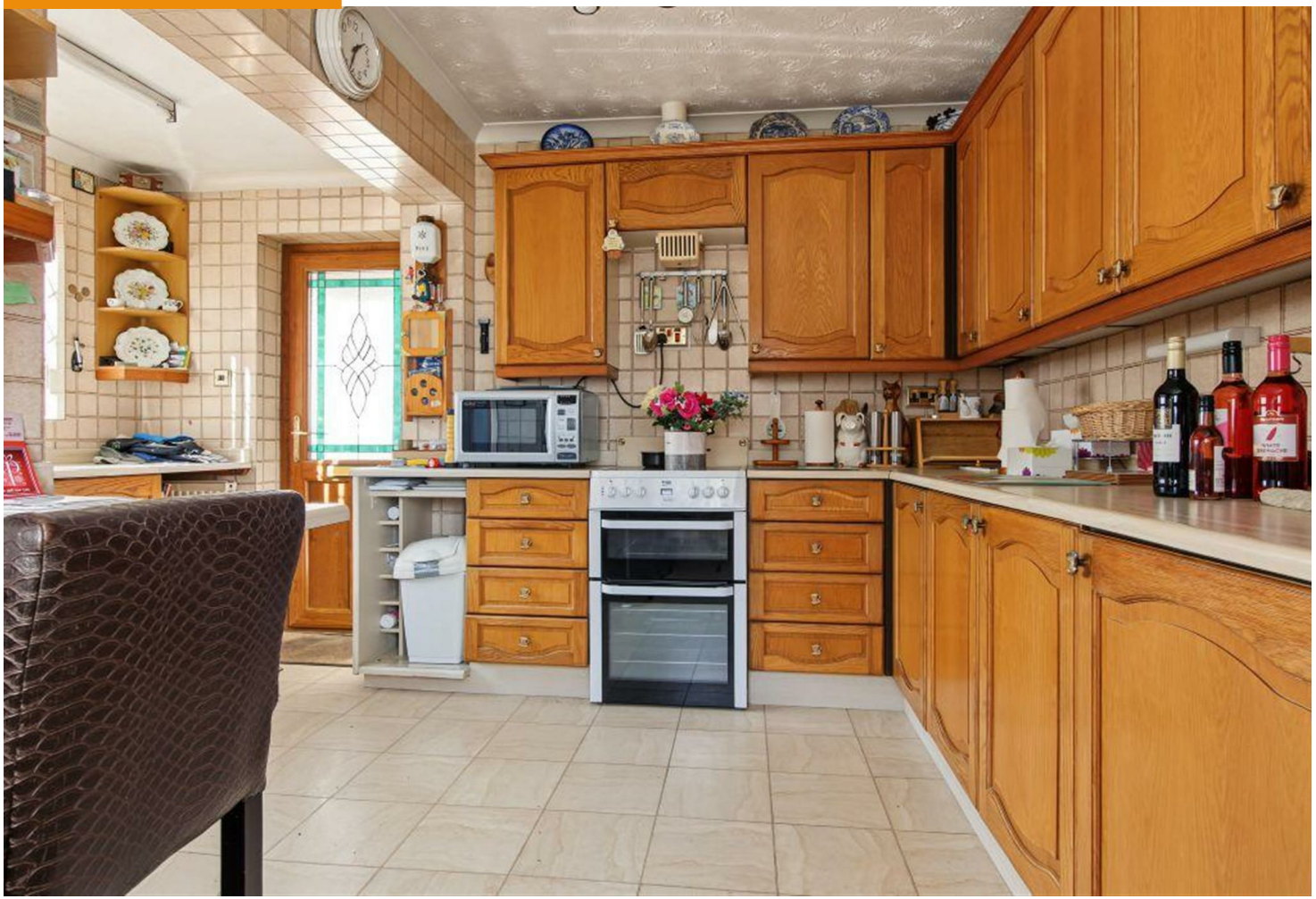
- Detached Bungalow
- 3 Bedrooms
- 2 Garages
- Freehold / Council Tax Band D / EPC Rating D

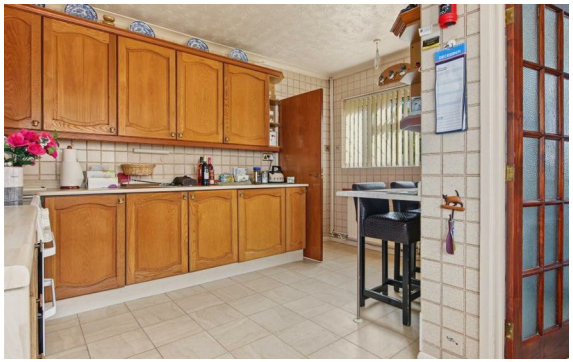
** NO ONWARD CHAIN **

Cheffins are delighted to market this well presented detached bungalow located in the popular village of Wilburton.

Positioned on a generous corner plot, the property benefits from a kitchen/breakfast room, living room, dining room, conservatory, 3 bedrooms and family bathroom. Outside, the property benefits with two single garages with their own driveway along with a mainly laid to lawn front and rear garden with a variety of greenery.

To appreciate all what's on offer, an early viewing is highly recommended.





LOCATION

Wilburton offers a range of village amenities and lies approximately 2 miles from Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is around 11 miles to the south, with excellent access to London. Mainline rail services from Ely provide direct connections to Cambridge and London.

KITCHEN / BREAKFAST ROOM
Entrance door to front. Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, breakfast bar, stainless steel sink with mixer tap over, space for oven, window to front and side, two radiators.

UTILITY
With work surfaces, plumbing for washing machine, oil boiler, window to front.

LIVING ROOM
With window to front, radiator, built-in bricked shelving feature.

DINING ROOM
With window to front, stained glass window to side.

BEDROOM 1
With window to rear, fitted wardrobe unit.

BEDROOM 2 / FAMILY ROOM
With sliding doors leading to conservatory, built-in wardrobes, airing cupboard housing the hot water tank, radiator.

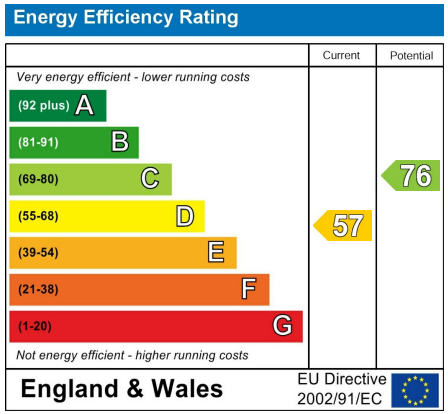
BEDROOM 3
With window to rear, radiator, fitted wardrobes.

CONSERVATORY
With French doors to rear providing access to the garden.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail.

OUTSIDE
The front offers a generous, mainly laid to lawn garden with hedging borders, variety of greenery and a driveway leading to a single garage with up and over door and door providing access to the garden. There is an additional driveway and garage to side with up and over door and door providing access to the garden. The rear offers a mainly laid to lawn garden with patio area, variety of greenery and timber frames shed.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Guide Price £400,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

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Total area: approx. 116.9 sq. metres (1258.2 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.

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.

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