



81A HIGH STREET,
GREAT WILBRAHAM



Guide Price: £235,000

We are pleased to present this one-bedroom semi-detached bungalow, offering a comfortable lounge, well-proportioned kitchen, off-street parking, and a large rear garden backing onto paddocks.



Features

- ✓ No Onward Chain
- ✓ Large Rear Garden
- ✓ Views over Paddocks
- ✓ Off-Street Parking
- ✓ Fantastic Potential to Improve and Extend (STP)
- ✓ Great Location in the Village

ANTONY DAVIS

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14 High Street, Fulbourn,
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We are pleased to present this one-bedroom semi-detached bungalow, offering a comfortable lounge, well-proportioned kitchen, off-street parking, and a large rear garden backing onto paddocks.

The accommodation comprises an entrance hallway leading to the lounge on the left, while to the right is the bedroom and bathroom. The kitchen is located towards the rear of the property, providing access to the garden.

The property would benefit from some modernisation and improvement, which has been reflected in the price—making it an excellent opportunity for buyers looking to add value.

Originally part of a larger detached bungalow, the property was divided into two separate dwellings a number of years ago.

Great Wilbraham

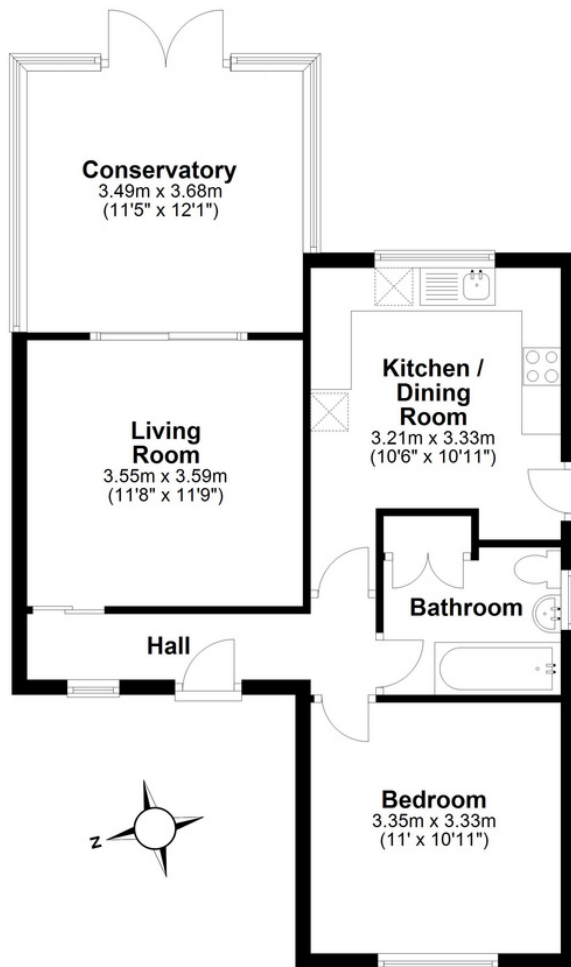
This lovely village is host to idyllic countryside views, a wealth of local history including the present Church which dates from the 12th Century and all of the anticipated charm and character of an English village. There is a local post office/shop and various local businesses. The village has a strong community presence, and the Great Wilbraham Parish Council meets fortnightly to discuss village events. There is a local primary school which has maintained a Good Ofsted rating in the recent years.

The village is just a 15-minute drive to Cambridge City Centre, where there are brilliant historical buildings, many associated with the esteemed University of Cambridge and plenty of popular shops, restaurants and other amenities. The PR2 bus route from Stetchworth to Cambridge City Centre runs through Great Wilbraham and will take roughly 32 minutes to arrive at Cambridge Drummer Street Station. Road access to A11/A14 and M11 motorway.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Floor Plan

Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

TOTAL SIZE: 651.2 SQFT

TENURE: FREEHOLD

EPC BAND: F

COUNCIL TAX BAND: C

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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DAVIS**

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