



## MANOR CLOSE, LITTLE WILBRAHAM



**Guide Price: £295,000**

We are pleased to offer this spacious 2 bedroom semi-detached house with delightful rear garden in the village of Little Wilbraham

### Features

- ✓ Room to Extend (STP)
- ✓ Large Rear Garden
- ✓ Recently Fitted Kitchen
- ✓ Off-Street Parking
- ✓ Two Double Bedrooms

**ANTONY DAVIS**

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH























We are pleased to offer this larger than normal 2-bedroom property in the popular village of Little Wilbraham. Opportunity to extend (STP).

This property has lots of scope to extend, and sits on a large plot with good size gardens and off-street parking.

Entrance porch which leads to storage space with front door on the right.

As you enter the property, the kitchen is immediately on the right:

#### Ground Floor

Kitchen: 11'6" x 7'10" (3.50m x 2.40m) Recently updated with a range of base and wall units, integral fridge, laminated worktops, breakfast bar area, windows to both front and side aspect.

WC: Ground floor cloakroom with WC and window to rear aspect.

Lounge/Diner: 18'8" x 10'6" (5.70m x 3.20m) 'L' shaped lounge dining room, with feature electric fire, window to front aspect with glazed door leading to the rear garden.



## First Floor

First floor landing with window to front aspect, airing cupboard.

Bedroom 1: 13'5" x 9'6" (4.10m x 2.90m) Large double bedroom with window to front aspect.

Bedroom 2: 15'5" x 8'6" (4.70m x 2.60m) Double bedroom with window to rear aspect.

Bathroom: Panelled bathtub and wash basin. Part tiled, widow to side aspect.

## Outside

To the front of the property, there is off-street parking for 1 car, although this could be changed to offer further parking. The rest is mainly laid to lawn. On the left side, there is a decorative enclosed terraced area.

To the rear of the property there is a large garden, which has been used over the last 50 plus years for growing their award-winning flowers, plus a vegetable plot. However, this is a blank canvas for someone to use as they wish.

## Little Wilbraham

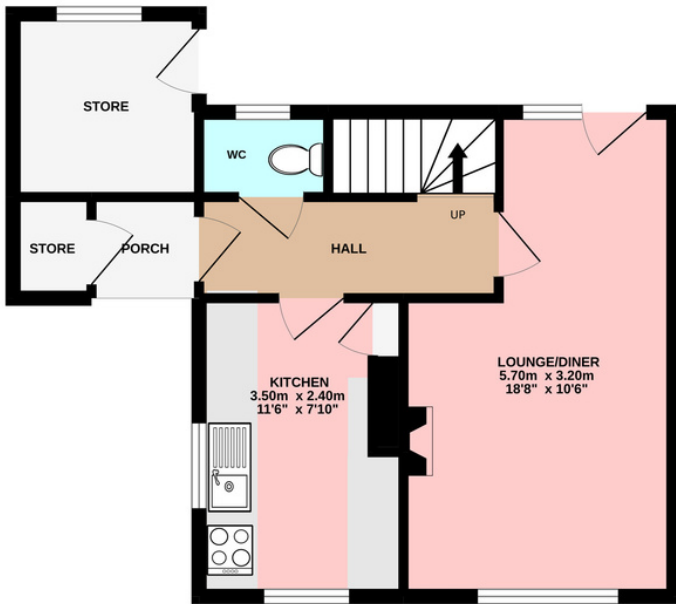
The village of Little Wilbraham is host to idyllic countryside views with good access to A11 and A14. The Hole in the Wall Pub in Little Wilbraham is recognised as one of the UK's best gastropubs. In the neighbouring village of Great Wilbraham, there is a local post office/shop and various local businesses.

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.

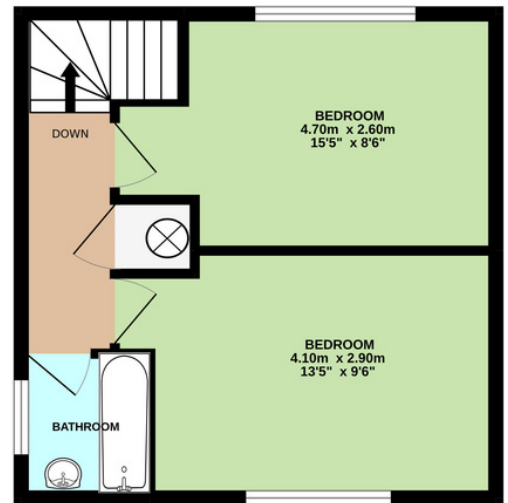
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and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



GROUND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



1ST FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA : 63.8 sq.m. (687 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		
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.

TENURE: FREEHOLD  
EPC BAND: F  
COUNCIL TAX BAND: B  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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.

















**ANTONY  
DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)