



Bourneys Manor Close, Willingham, CB24
5GX
£320,000 Freehold

HOCKEYS 
ESTABLISHED 1885

SUMMARY

A three bedroom end-terrace house situated on a modern development off the village High Street. The accommodation offers a living room, kitchen/diner with integrated appliances and French doors to garden, and a cloakroom. Upstairs, there are three bedrooms, the master with fitted wardrobe and an ensuite, and a family bathroom. Outside there are two parking spaces and a rear garden laid to lawn.

INTERIOR

The ground floor comprises a small entrance hall with cloakroom, a living room and a kitchen/diner with integrated appliances and French doors to the rear garden. On the first floor, there are three bedrooms - two of which are doubles and with the master benefitting from an ensuite shower room and fitted wardrobe, plus a family bathroom.

EXTERIOR

The property has a driveway with parking for two cars to the front. Side access then leads to the rear garden which is lawned with a patio and paved path leading to the shed at the rear.

LOCATION

KEY FEATURES

- Three bedroom end terrace
- Master with ensuite
- Living room
- Kitchen with French doors to garden
- Rear garden with patio and shed
- Driveway parking for two cars
- Located on a modern development
- Cloak room





Willingham is approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north.

Popular for both cyclists and runners, the guided busway also provides a well-used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

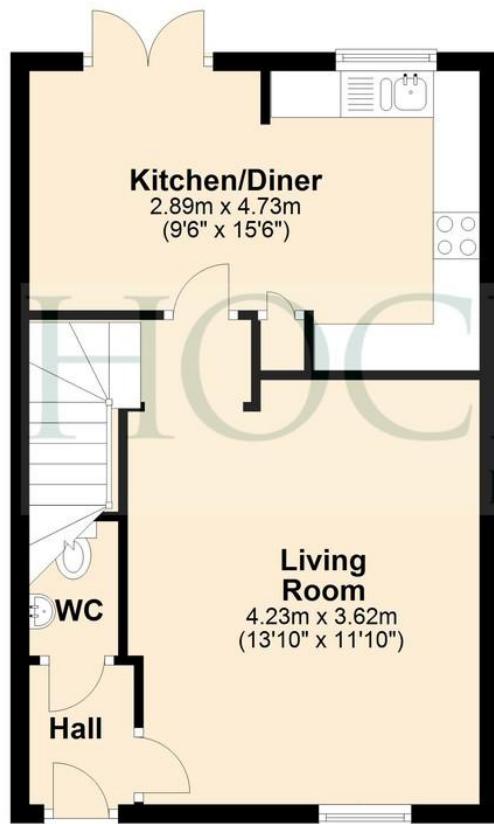
The village is well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and an outside eatery which specialises in tapas, and a number of small businesses are located along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre and social club.

The local primary school is located in the village and has recently been rated as 'Good' by Ofsted. The village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.

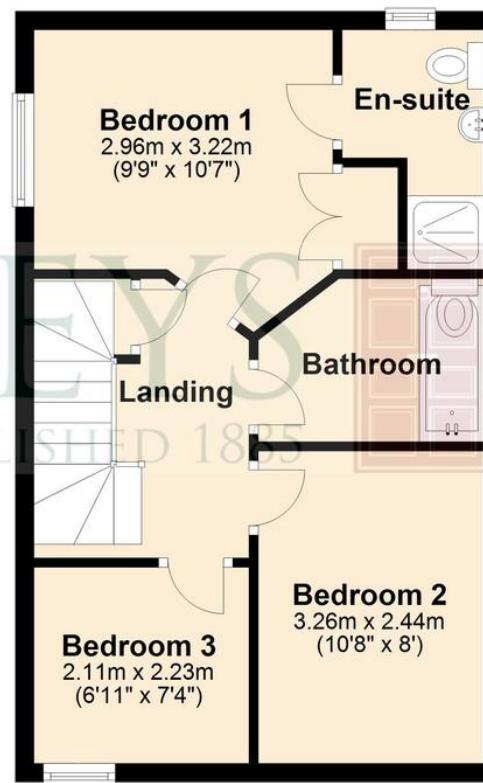


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Ground Floor



First Floor



23 Bourneys Manor Close, Willingham

ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band B
 2021/2022 Annual £1,524

Services
 Mains gas, electricity and water

Transport Links
 A14, M11 and A1
 Guided Bus Stop - Longstanton
 Huntingdon Train Station 10 Miles, Cambridge
 North 10 Miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Onward Chain

