



Fen End, Willingham, CB24 5LH
£325,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

No onward chain - A beautifully presented and extended Victorian terrace with a 100ft long landscaped rear garden with outside studio. The accommodation benefits from a lounge with fireplace, a dining room opening to the rear kitchen extension and a first floor shower room.

INTERIOR

The ground floor comprises a lounge with fireplace and hard flooring, a dining room with understairs cupboard and a rear kitchen extension with a velux window and French doors to the garden. Upstairs there are two bedrooms - the master with built-in wardrobes - and a shower room.

EXTERIOR

The rear garden is a feature of the property extending to 100ft (9.3m) in depth and offering lots of privacy. The garden has been divided into different sections comprising a gravelled area leading to the garden studio with light and power connected, a central patio and seating area and a mature section to the rear with flowers, shrubs and a pond. To the rear is a large timber shed.



LOCATION

Willingham is approximately 12 miles northwest of Cambridge

KEY FEATURES

- Lounge with fireplace
- Dining room opening to rear kitchen extension
- Two bedrooms and first floor shower room
- 100ft long mature rear garden
- Outdoor studio with light and power
- No onward chain





and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north.

Popular for both cyclist 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.

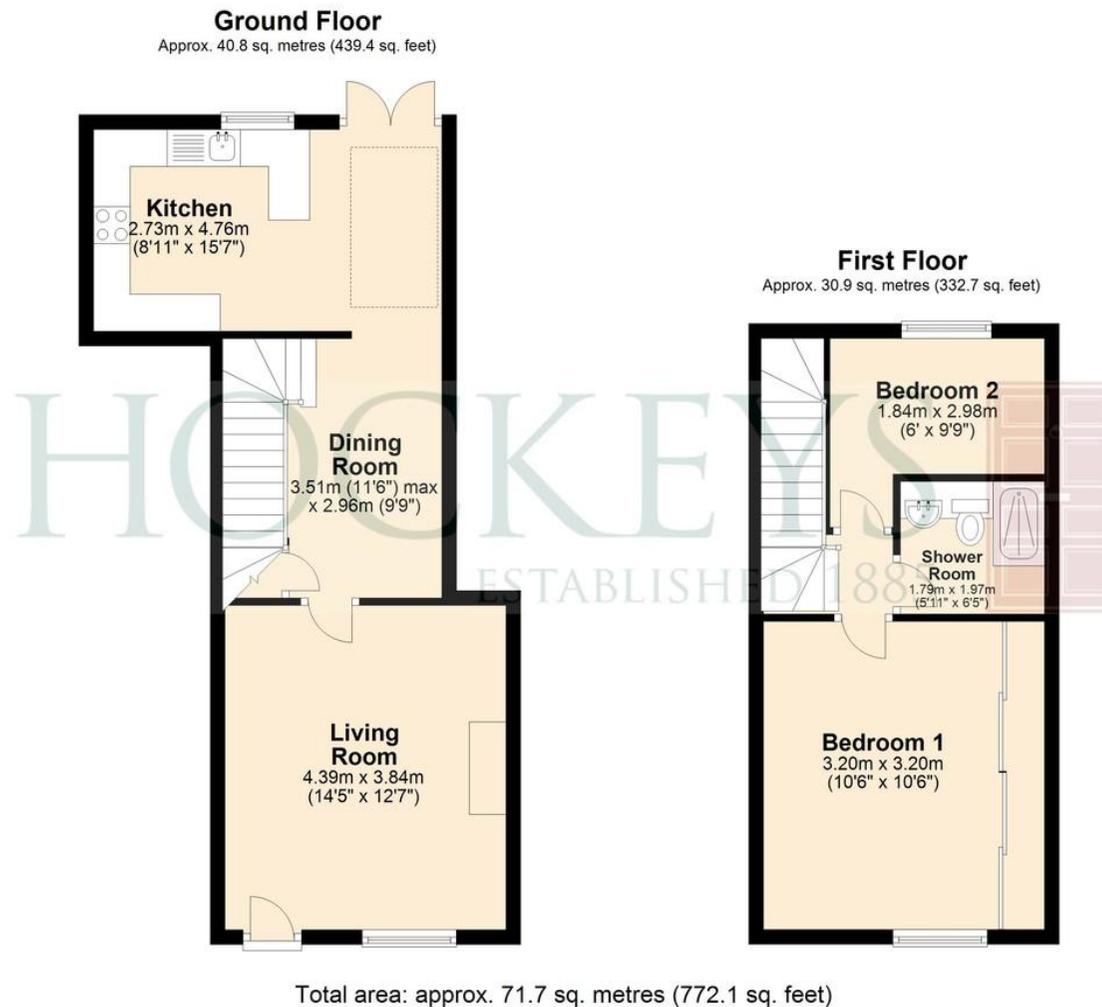


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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band B
2021/2022 Annual £1,598

Services
Mains gas, electricity and water

Transport Links
A14, M11 and A1
Guided Busway - Longstanton
Cambridge North Train Station 12 miles

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
Chain Free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.