



Green Street, Cambridge, CB24 5JA
£220,000 Leasehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A rarely available chain free and spacious two bedroom first floor apartment. The property is part of a converted period property that is set back from the road is located close to the village green. There are two large double bedrooms, a sizeable living room, off road parking, single garage and a well established communal gardens.

INTERIOR

A communal entrance hall leads to the stairs up to this first floor apartment. The property benefits from two large double bedrooms with built-in storage, high ceilings with sash windows overlooking the communal garden. The lounge has dual aspect windows, a gas fireplace and is large enough to accommodate a dining room table. The spacious kitchen is fitted with a range of wall and base units with worktop space and designated areas for the appliances.

EXTERIOR

The property is approached via a shared gravel driveway which leads onto a garage and parking space. The communal gardens are established, laid to lawn with a variety of trees and shrubs.



LOCATION

KEY FEATURES

- Share of Freehold
- Two Double Bedrooms
- Period Property
- No Forward Chain
- Communal Gardens
- Access to Cambridge
- Close to amenities
- Garage en Bloc
- Guided Busway
- Good Road Links





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 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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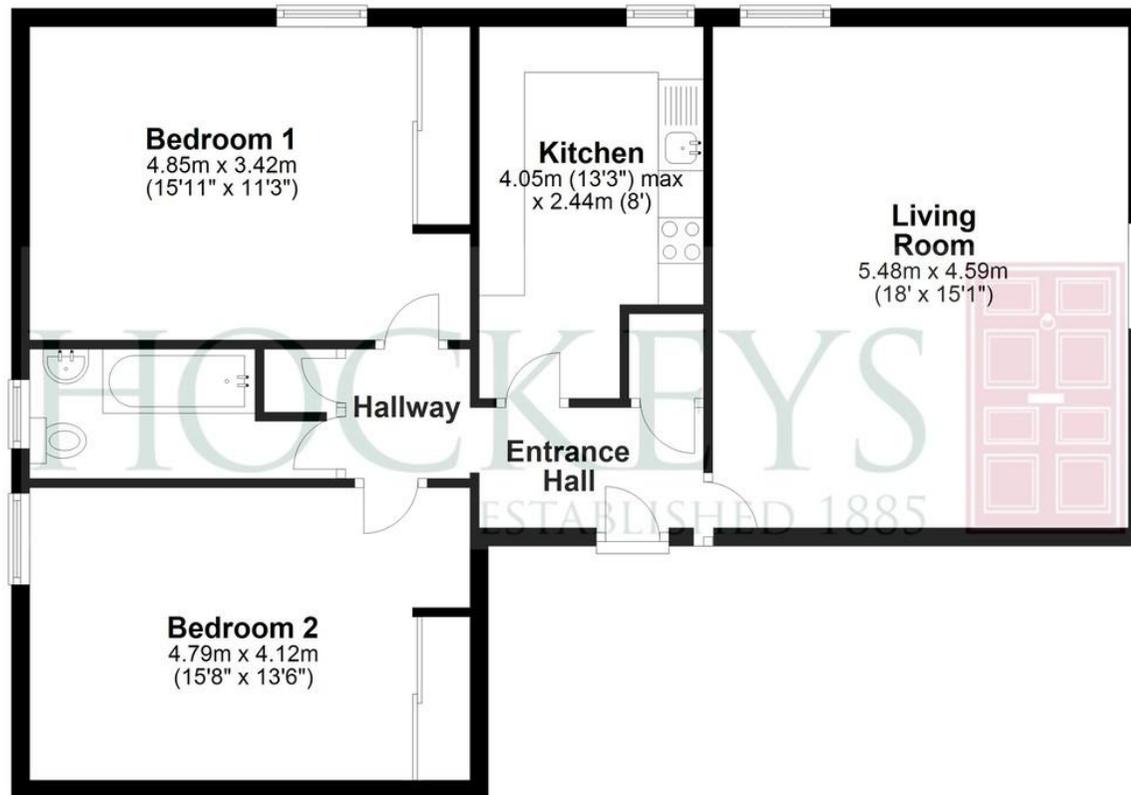
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Ground Floor

Approx. 79.9 sq. metres (860.2 sq. feet)



Total area: approx. 79.9 sq. metres (860.2 sq. feet)
Flat 4 Regents Court, 31 Green Street, Willingham

ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
 B

Services
 Mains gas

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

Energy Rating
 Energy Efficiency Rating E

Tenure & Possession
 Leasehold

Vendors Position
 No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	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.