



Earith Road, Willingham, CB24 5LS
£365,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

No chain - a two bedroom detached bungalow with a generous and private rear garden, situated on the edge of the village. The property benefits from a driveway with parking for three cars and a single garage.

INTERIOR

The accommodation comprises an entrance hall, a bright living room with two windows and a fireplace, two bedrooms, a dining room with French doors to garden, a rear kitchen also overlooking the garden and a bathroom. Some cosmetic updating is required.

EXTERIOR

The bungalow is situated on a private lane off from the main road, shared with the neighbouring properties. The plot is of a generous size allowing for space to extend. It includes a front garden, driveway providing parking for three cars and a single garage. The rear garden faces east and catches plenty of sun. To the back is a summerhouse and greenhouse.



KEY FEATURES

- Kitchen with separate dining room
- No upward chain
- Driveway parking for three cars
- Large mature rear garden
- Some cosmetic updating required
- Single garage





LOCATION

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.



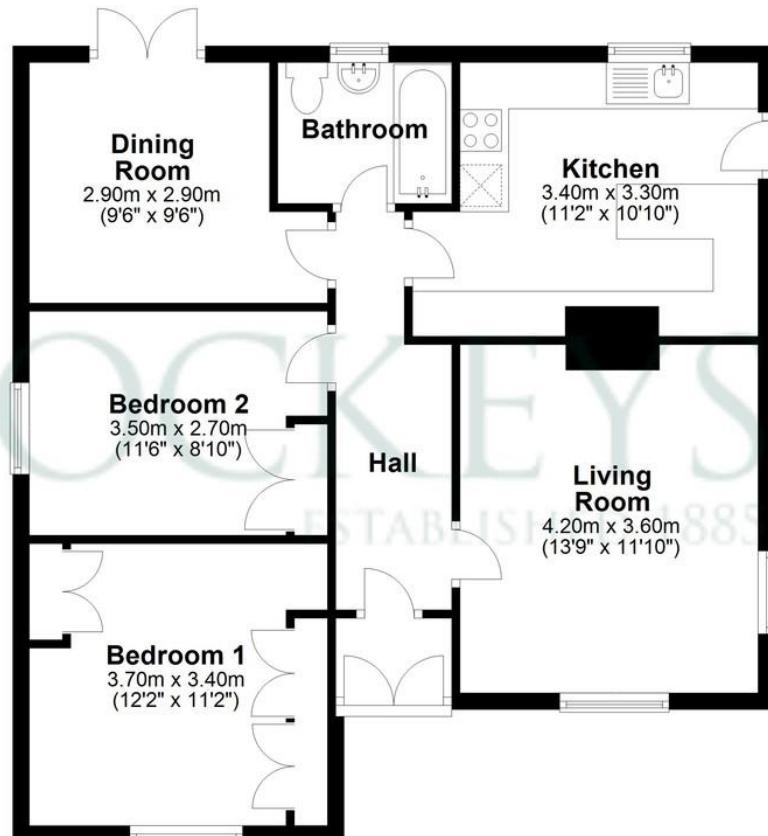
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Floor Plan

Approx. 71.9 sq. metres (774.4 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band D
 2021/2022 Annual £1,959

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 TBC

Tenure & Possession
 Freehold

Vendors Position
 Chain Free

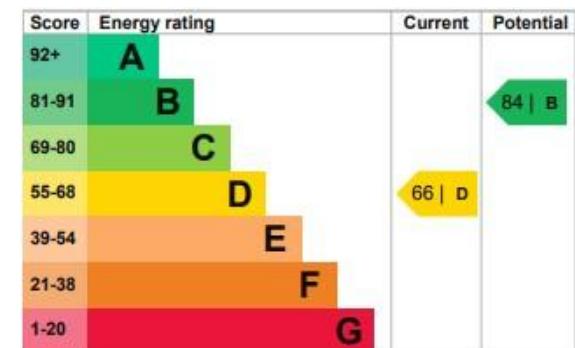


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