



Station Road, Great Wilbraham, Cambridge
CB21 5JA



pocock & shaw

Residential sales, lettings & management

9 Station Road
Great Wilbraham
Cambridge
CB21 5JA

A 3 bedroom terrace cottage with scope to improve and extend situated in an attractive village 6 miles east of Cambridge. Long rear garden backing onto fields.

- 2 Reception Rooms
- Ground floor shower/bathroom
- 3 Bedrooms.
- uPVC Double glazing
- Oil central heating
- 250ft rear garden backing onto fields
- In basic condition with scope to improve and extend

Offers Over £300,000



Great Wilbraham is an attractive village situated in pleasant countryside about 6 or 7 miles east of Cambridge and a similar distance from Newmarket. There are many old and historic buildings and modern development has been carefully controlled. Facilities include a primary school, church, post office and a large recreation ground in the centre of the village. There are further amenities in the nearby villages of Fulbourn and Bottisham.

Station Road is a continuation of the High St and Frog End. Number 9 is a three bedroom terrace cottage with potential to improve and extend. It also has the benefit of a long rear garden which backs onto fields.

Entrance Lobby

Living Room uPVC entrance door and door to

Living Room 13'0" x 12'5" (3.95 m x 3.78 m) with Parkray range, radiator, windows to front and rear, doors to kitchen, sitting room and store.

Store 13'0" x 3'8" (3.97 m x 1.12 m)

Sitting Room 13'0" x 8'10" (3.97 m x 2.69 m) plus alcoves, with tiled fireplace with Parkray stove and windows to front and rear.

Kitchen 7'5" x 11'11" (2.26 m x 3.62 m) with work surfaces with cupboards and drawers below, inset sink unit, wall cupboards, staircase with cupboard under, radiator, double glazed door to rear garden and door to

Shower Room 11'4" x 5'1" (3.46 m x 1.54 m) A wet room with electric shower, hand basin, wc, radiator, heated towel rail, windows to side and rear and extractor fan.

First Floor

Split Landing

Bedroom 1 17'10" x 13'0" (5.44 m x 3.96 m), narrowing to 9'7" (2.93 m), with radiator and windows front and rear.

Bedroom 2 12'11" x 8'10" (3.93 m x 2.68 m) with radiator and window to front.

Bedroom 3 9'9" x 8'6" (2.96 m x 2.59 m) with window to front. radiator and cupboard with hot water tank.

Outside

Front Gassed area, hard-standing for vehicle and driveway through narrow passage to rear garden.

Long Rear Garden Approximately 250ft (77m) deep by 38ft (11.6m) wide, mostly grass with trees and outbuildings, backing onto fields. Externally mounted oil-fired boiler, oil tank and fish pond.

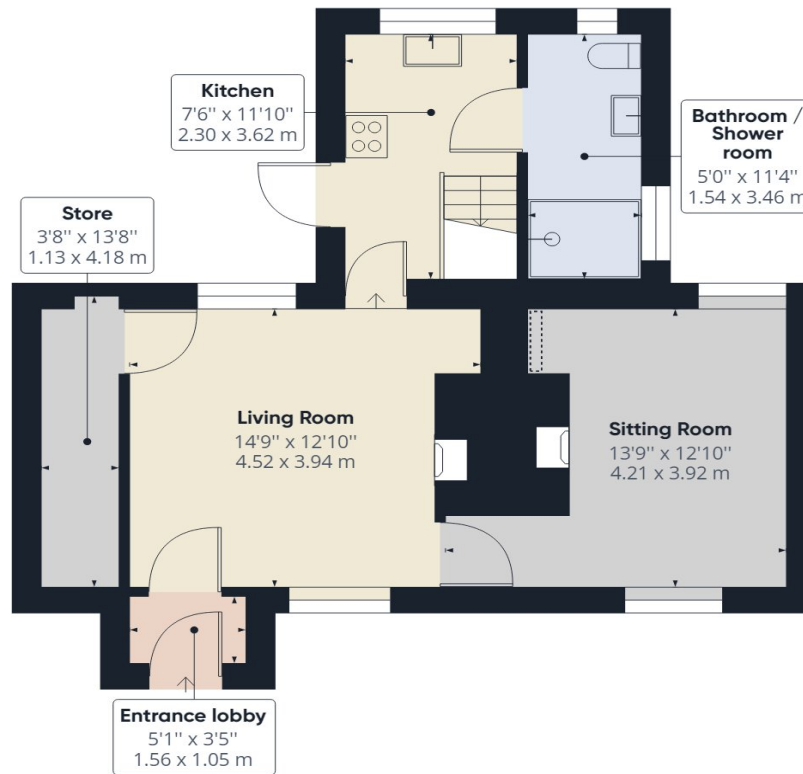
Tenure The property is Freehold

Council Tax Band C
South Cambridgeshire District Council

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

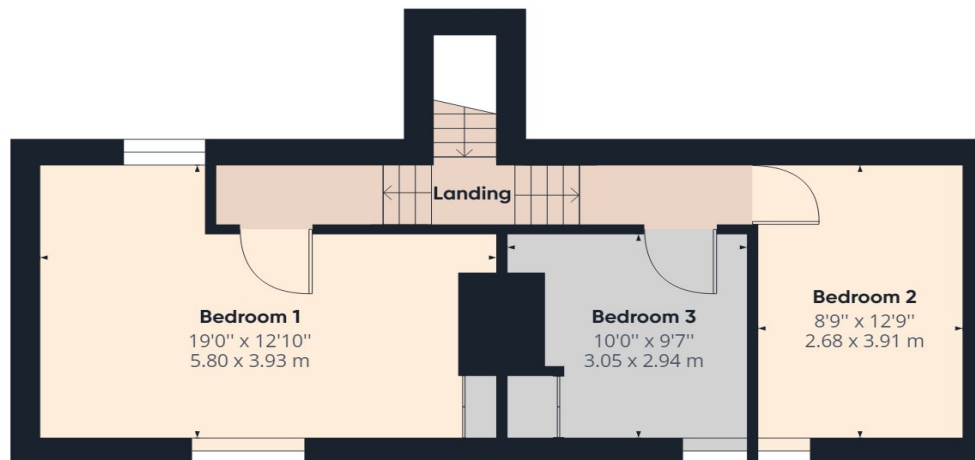
989.27 ft²

91.91 m²

Reduced headroom

1.73 ft²

0.16 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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