



Brickhills, Willingham, Cambridge  
CB24 5JH



pocock & shaw  
Residential sales, lettings & management

15 Brickhills  
Willingham  
Cambridge  
CB24 5JH

An immaculately presented and very spacious three bedroom house in a residential cul de sac, just a short walk from the village shop and various other amenities. With an enclosed rear garden and off road parking.

- Reception hall
- Sitting room
- Spacious kitchen dining room
- Three bedrooms
- First floor bathroom
- Gas radiator heating system
- Enclosed rear garden
- Off road parking

Offers in region of £280,000



A traditionally constructed, spacious three bedroom home, set in a small residential cul de sac in the popular village of Willingham, just over 10 miles north of the historic City of Cambridge. The village offers a wide range of shops and amenities including a Co-op store, and the Guided busway just 2.5 miles away with fast and frequent services to the City and mainline railway station.

**Tiled canopy porch** Entrance door to:

**Reception hall** Stairs rising to the first floor, radiator, door to:

**Sitting room** 15'1" x 10'5" (4.60 m x 3.17 m) A well appointed room, with window to the rear, radiator, coved cornice, ornamental white painted fireplace and surround.

**Kitchen dining room** 21'8" x 8'9" (6.60 m x 2.67 m) Well fitted range of units with wood effect work surface, inset stainless steel sink unit with mixer tap. Range of base units with space and plumbing for dishwasher and washing machine. Space for slot in cooker, wine rack. Full height larder cupboard. Continuation of work surface to the opposing wall with breakfast bar. Matching range of wall mounted cupboards with stainless steel canopy extractor. Ceramic tiling to floor in kitchen area, window to the front. Radiator, window to the rear and glazed door to the rear garden.

**Landing** Access to loft space, airing cupboard.

**Bedroom one** 15'4" x 8'9" (4.67 m x 2.67 m) Window to the rear, radiator, double fitted wardrobe, and further single cupboard.

**Bedroom two** 10'5" x 7'6" (3.17 m x 2.29 m) Window to the rear, radiator, coved cornice.

**Bedroom three** 7'5" x 7'1" (2.26 m x 2.16 m) Velux window to the front, radiator.

**Bathroom** Fitted white suite with pedestal wash basin, panelled bath with mixer tap, fitted shower over bath. Ceramic tiling to the walls, radiator, window to the front.

**Sep WC** Fitted close coupled WC, window to the front.

**Outside** To the front, there is an open plan gravelled area, and an off road parking space.

**Rear garden** An enclosed garden, with fencing to the side and rear boundaries, lawn, and gravelled patio area. Gated pedestrian rear access.

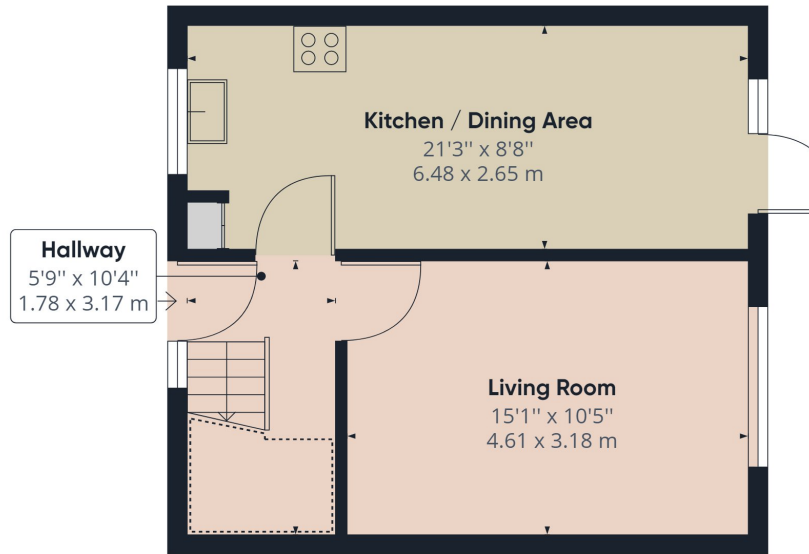
**Services** All mains services are connected

**Tenure** Freehold  
Council tax band: B

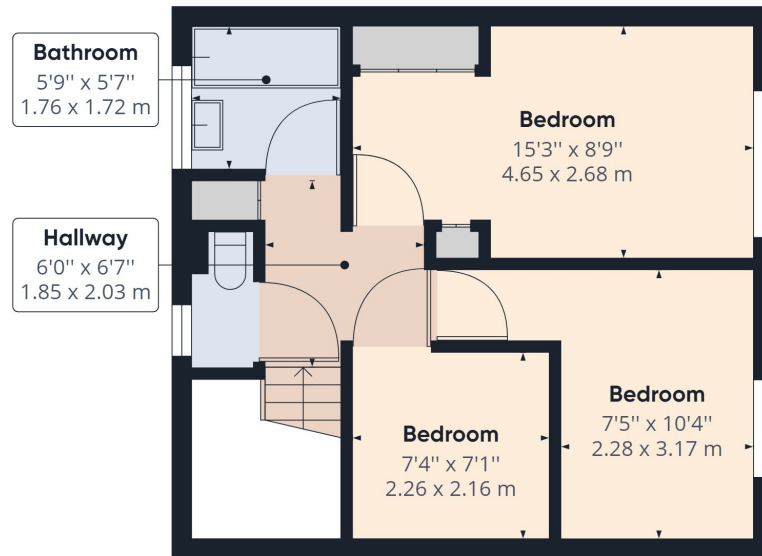
**Viewing** By prior appointment with Pocock and Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Ground Floor



Floor 1

Approximate total area

766.57 ft<sup>2</sup>

71.22 m<sup>2</sup>

Reduced headroom

29.83 ft<sup>2</sup>

2.77 m<sup>2</sup>



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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