



Newington, Willingham
CB24 5JE

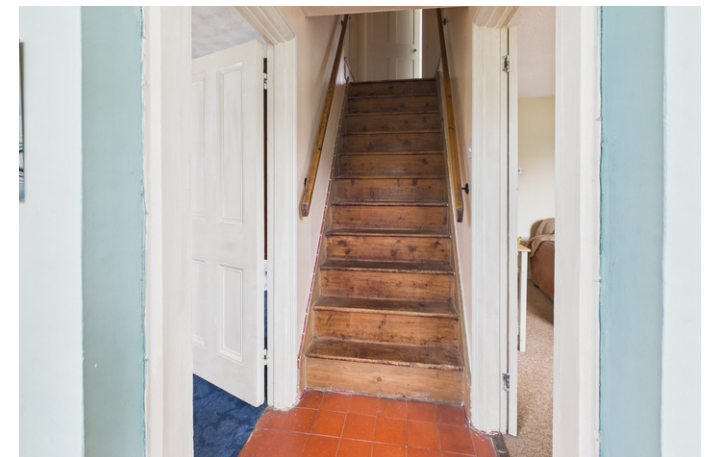
Pocock + Shaw

35 Newington
Willingham
Cambridge
Cambridgeshire
CB24 5JE

A traditional detached Victorian house set on a lovely large mature plot of approx 0.2 acres. The property offers two double bedrooms and two main reception rooms, with off road parking for several vehicles.

- Porch and hall
- Sitting room
- Dining room
- Kitchen
- Pantry/utility room
- Lean to conservatory
- Two double bedrooms
- Large first floor bathroom
- Mature plot of approx 0.2 acres
- Ample parking, large workshop

Offers in region of £435,000



Located in the popular village of Willingham this traditional detached Victorian house is set on a lovely large mature plot of approx 0.2 acres. The property offers two double bedrooms, and two main reception rooms, with off road parking for several vehicles. There is ample space to extend which would in no way detract from the garden size, and would afford space to significantly redevelop the property size and accommodation stpp.

Double glazed entrance door to:

Porch and hall Terracotta tiled floor, windows to the front, radiator, stairs rising to the first floor. Door to:

Sitting room 11'1" x 9'8" (3.38 m x 2.95 m) Window to the front, chimney breast with wood surround, double fitted pine cupboards to both alcoves, radiator, multi pane glazed door to Kitchen.

Dining room 11'10" x 11'1" (3.61 m x 3.38 m) Window to the front, picture rail and radiator, chimney breast at present blocked with ornamental surround.

Kitchen breakfast room 11'6" x 9'1" (3.51 m x 2.77 m) Fitted range of units and work surface, inset one and a half bowl stainless steel sink unit, range of drawer line base units, and matching wall mounted cupboards. Tiled floor, window to the side and door to lean to conservatory and door to:

Walk in pantry/utility room 8'1" x 6'0" (2.46 m x 1.83 m) Window to the side, space and plumbing for washing machine.

Lean to conservatory 21'4" x 9'3" (6.50 m x 2.82 m) Windows to the side and rear, pine tongue and groove panelling to one wall, door to the rear. A particularly useful space for storage and use whilst carrying any renovation or development works.

First floor landing

Bedroom one 11'10" x 11'1" (3.61 m x 3.38 m) Window to the front and side, radiator.

Bedroom two 12'7" x 11'1" (3.84 m x 3.38 m) Window to the front, radiator, built in over stairs cupboard with wall mounted Baxi gas fired heating boiler.

Bathroom 11'6" x 10'0" (3.51 m x 3.05 m) Fitted suite with pedestal wash basin, close coupled wc and bath, radiator and window to the side.

Outside

The front There is a mature hedge to the front boundary with pedestrian timber gate, gravelled garden area.

Rear garden Gravelled off road parking are, for several vehicle, patio, path leading to a large mature rear garden, lawn, numerous mature tree's and shrubs. Hedge and fencing to boundaries.

Timber workshop 19'0" x 15'0" (5.79 m x 4.57 m) Windows to front and side.

Services Mains gas and electricity, septic tank drainage.

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



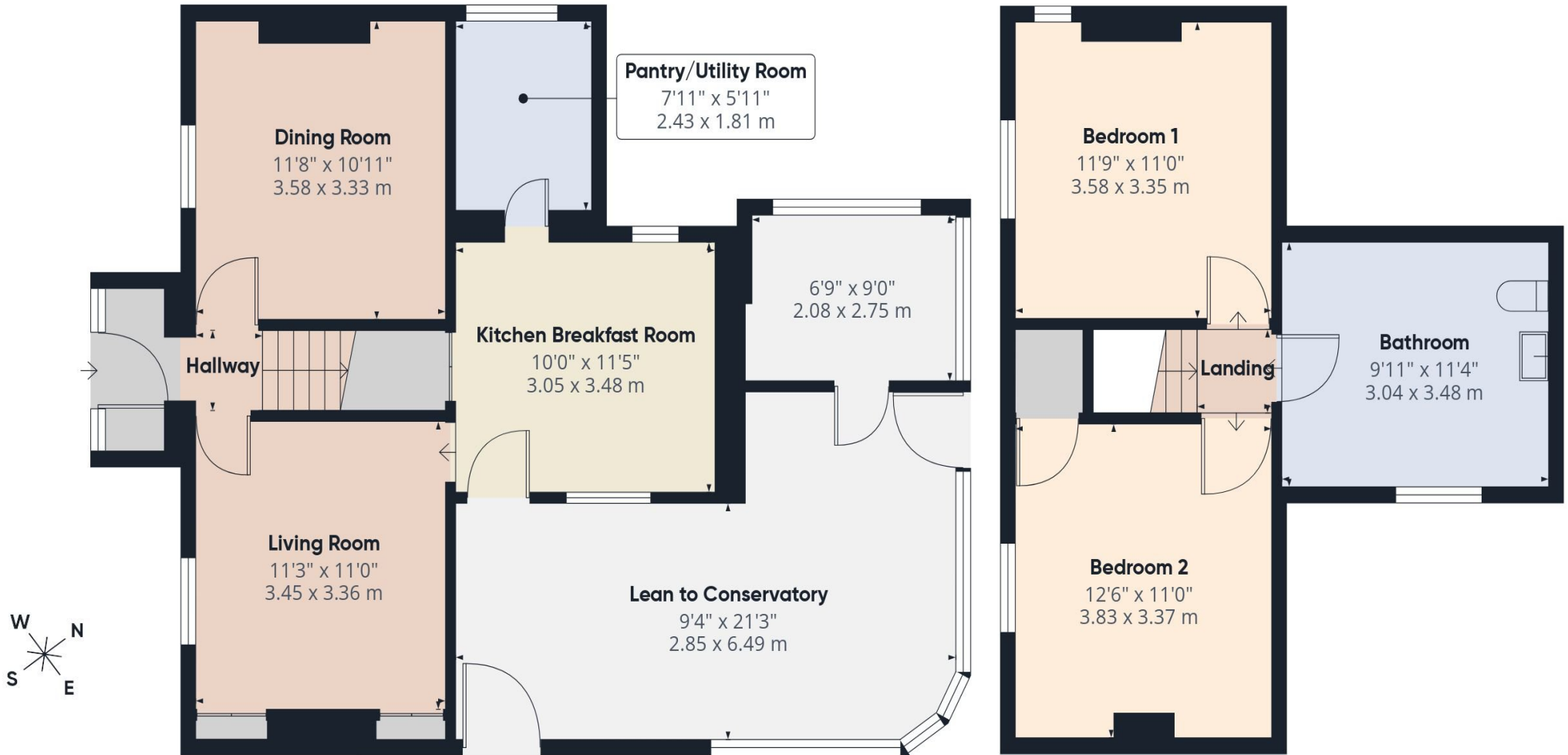
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		60	83



Approximate total area

1173 ft²

109 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