



Townsend Mews, Wilburton, CB6 3SQ

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Townsend Mews, Wilburton Ely, Cambridgeshire CB6 3SQ

A three bedroom mid terrace property, which will benefit from some updating, situated on a quiet mews close in the sought after village of Wilburton, which provides excellent road and transport links. Offered for sale chain free.

- Mid Terrace House
- Dual Aspect Living Room
- Entrance Hall & Downstairs Cloakroom
- Newly Installed uPVC Windows
- Three Bedrooms
- Upstairs Bathroom
- Car Port with Useful Loft Storage
- Oil Central Heating
- West Facing Rear Garden
- No Upward Chain

Guide Price: £285,000



WILBURTON is a charming village set in an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include a shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the attractive playing fields are just opposite the mews road on which the property sits.

ENTRANCE HALL

Entrance door with window to side, staircase rising to first floor, radiator, door to:-

DOWNSTAIRS CLOAKROOM

Comprising WC and corner wash hand basin with tiled surrounds. Radiator.

DUAL ASPECT LIVING ROOM 17' 5" x 11' 2" (5.32m x 3.42m) with double glazed window to front and double glazed sliding patio doors to rear garden. Two radiators, three wall light points.

KITCHEN 12' 0" x 7' 8" (3.68m x 2.34m) with double glazed window and door to garden. Fitted with a matching range of wall and base units with drawers and roll edge work surfaces over, inset 1 & 1/3 bowl sink unit with mixer tap and tiled splashbacks. Bosch four ring halogen hob with electric oven below and extractor hood over, space for upright fridge freezer (subject to measurements), ceramic tiled flooring, floor mounted oil boiler serving the central heating and hot water systems, plumbing for washing machine, useful built-in understairs cupboard with shelving, radiator.

FIRST FLOOR LANDING with double glazed window to rear overlooking the garden, hatch to roof space, radiator.

BEDROOM ONE 11' 3" plus wardrobe recess x 10' 8" (3.45m x 3.26m) with double glazed window to front. Radiator.

BEDROOM TWO 10' 8" x 7' 8" (3.27m x 2.35m) plus wardrobe recess with double glazed window to front. Radiator.

BEDROOM THREE 8' 4" x 6' 5" (2.56m x 1.98m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to rear. Fitted with a three piece suite comprising tiled panel enclosed bath with mixer tap and shower attachment, WC and pedestal wash hand basin. Tiled surrounds, radiator.

EXTERIOR

The property lies within a cul-de-sac mews style development just off Stretham Road. It is set back behind a frontage which consists of a car port to one side whilst the other side is laid to lawn.

The rear garden consists of a paved patio beyond which it is laid to lawn and surrounded by several shrubs and trees. Rear gated access.

AGENTS NOTE

Although this three bed home is a little tired, and would definitely benefit from updating, it is a wonderful opportunity for somebody to put their own special stamp on it.

It has recently had all its windows and the back door replaced with brand new uPVC units providing modern levels of insulation. The fascias, guttering and soffits were replaced at the same time. The back garden is west facing, catching the sun for much of the day and providing a private sun drenched patio to enjoy in the evening. Townsend Mews has a friendly community of residents.

MATERIAL INFORMATION

Tenure - The property is freehold
We have been notified that there is a yearly maintenance fee for all eight properties within the Mews. This is dealt with through the Townsend Mews Residents Association, currently set at £150 per annum and due January each year. The fee is agreed by all eight residents and covers: Lighting, Grass cutting & General maintenance of the site

Council Tax Band - Band C

EPC - D (56/85)





Total area: approx. 73.5 sq. metres (791.4 sq. feet)

VIEWINGS

By Arrangement with Pocock & Shaw

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REF GVD/6573

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.