



Bourneys Manor Close, Willingham
CB24 5GX

Pocock + Shaw

65 Bourneys Manor Close
Willingham
Cambridge
Cambridgeshire
CB24 5GX

Located in a pleasant walkway position off the High Street, away from traffic and general noise. A three bedroom house, with conservatory and en-suite to the main bedroom

- Porch
- Reception hall
- Cloaks WC
- Sitting room
- Kitchen dining room
- Conservatory
- Three bedrooms
- En-suite to the master bedroom
- Family bathroom
- Gas radiator heating

Offers in region of £325,000



A well presented three bedroom semi detached home, located in a pleasant walkway position close to the High Street and just a short walk away from the village shop and various amenities.

With an enclosed rear garden, conservatory and single garage.

Tiled canopy porch

Part glazed entrance door:

Entrance hall Radiator and door to Sitting room, door to:

Cloaks WC Fitted white suite with wall mounted wash basin and close coupled WC, radiator and beech effect flooring.

Sitting room 13'10" x 11'10" (4.22 m x 3.61 m) window to the front, radiator, door to:

Inner hall Stairs rising to the first floor, radiator.

Kitchen dining room 15'5" x 11'6" (4.70 m x 3.51 m) Fitted range of units set under a work surface with inset one and a quarter single drainer stainless steel sink unit, mixer tap, stainless steel four burner gas hob and Aeg single oven. Canopy extractor above. Further range of base units, space and plumbing for washing machine. Matching wall mounted cupboards. Window to the rear, double radiator and double French doors to:

Conservatory 10'1" x 7'5" (3.07 m x 2.26 m) Double glazed windows to the rear and side, door to side.

First floor landing Access to loft space, single airing cupboard

Bedroom one 10'5" x 8'11" (3.17 m x 2.72 m) Window to the rear, radiator, double fitted wardrobe. Door to:

En-suite shower room Fitted white suite with pedestal wash basin and close coupled WC, shower cubicle. Radiator, window to the rear.

Bedroom two 10'5" x 8'1" (3.17 m x 2.46 m) Window to the front, radiator.

Bedroom three 7'2" x 6'11" (2.18 m x 2.11 m) Window to the front, radiator.

Bathroom Fitted white suite with pedestal wash basin and close coupled WC, bath with mixer tap and shower, Radiator, window to the side, part ceramic tiled splashback.

Outside To the front there is a small open plan garden with mature shrubs, gated pedestrian access to the side and rear gate opening to the rear garden. Lawned area, timber fencing to boundaries, cold water tap.

Services All mains services are connected

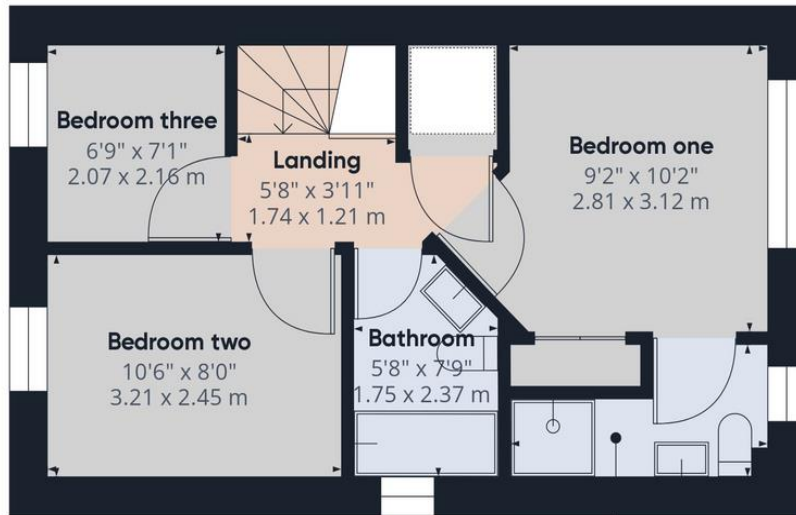
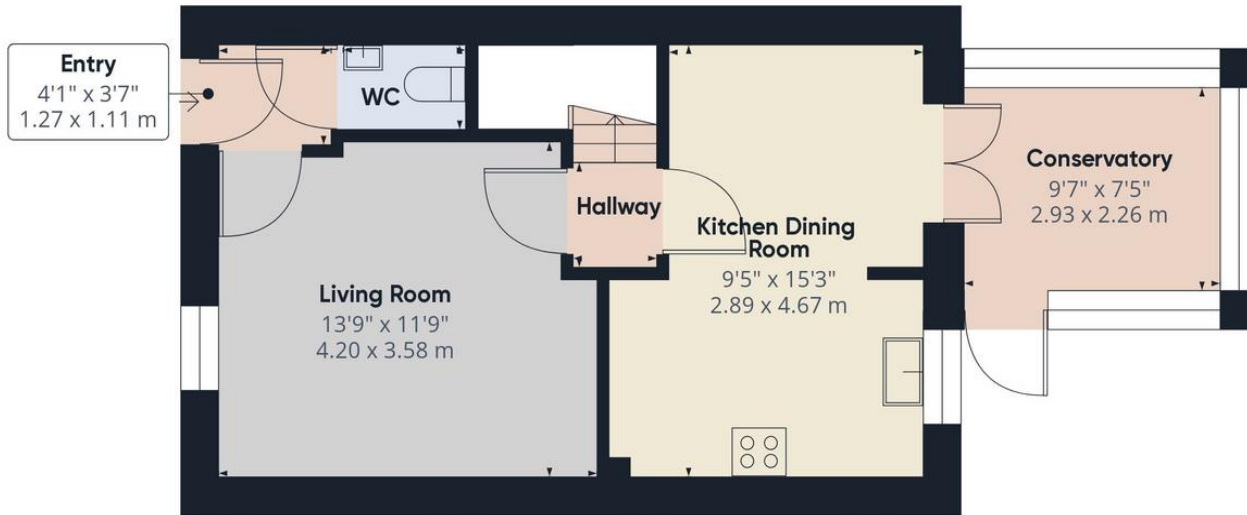
Tenure The property is Freehold. Annual service charge of £189.28 for greenbelt maintenance

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		91
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



En-suite shower
8'11" x 4'10"
2.73 x 1.48 m

Approximate total area

800.73 ft²

74.39 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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