



Westley Waterless, Cambridgeshire CB8 0RQ

Guide Price £600,000



Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Westley Waterless, Cambridgeshire CB8 0RQ

A unique opportunity to purchase a detached period property set within this superb mature plot and nestling within this picturesque and highly regarded village.

Offering huge scope for renovation or possible development, subject to all relevant consent, this property stands on a generous size grounds close to 0.7 of an acre.

The current property boasts accommodation to include kitchen, living room, reception room, cloakroom, three bedrooms and bathroom. Two useful outbuildings. Garage.

Entrance Hall

With doors to reception room. Dual windows.

Kitchen 16'4" x 12'7" (4.98m x 3.84m)

Range of matching eye and base level cupboards with worktop over. Sink and drainer with mixer tap over. Attractive Aga, inset with attractively tiled splashback and surround, tiled hearth. Space and connection for electric range style cooker. Space and plumbing for washing machine. Walk-in pantry with window. Radiator. Window overlooking garden. Door to garden. Opening to living room.

Living Room 20'4" x 16'10" (6.20m x 5.14m)

Delightful, spacious living room with feature fireplace with tiled surround and hearth. Dual windows, one large bay window. Radiator. Opening to kitchen. Door to reception room. Stairs to landing.

Reception Room 20'4" x 12'5" (6.20m x 3.81m)

Charming reception room with feature fireplace

with white stone surround, mantel and hearth. Bay window. Radiator. Doors leading to entrance hall, rear hall and living room.

Rear Hall

Doors to reception room and cloakroom. Dual windows.

Cloakroom

W.C. Door to inner hallway and garden.

Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 16'6" x 12'9" (5.03m x 3.90m)

Spacious double bedroom with window to side aspect. Built-in cupboard. Radiator. Door to landing.

Bedroom 2 16'6" x 12'6" (5.04m x 3.83m)

Double bedroom with built-in storage. Radiator. Window to side aspect. Door to landing.

Bedroom 3 10'9" x 8'11" (3.30m x 2.72m)

Good sized room with window overlooking front aspect. Radiator. Door to landing.

Bathroom

Grey suite comprising W.C., pedestal bathroom and panelled bath. Window to front aspect. Built-in storage cupboard. Door to landing.

Outbuilding 10'9" x 10'0" (3.30m x 3.07m)

Brick built outbuilding.

Outbuilding 23'6" x 11'5" (7.18m x 3.50m)

Brick built outbuilding.

Garage 23'6" x 7'2" (7.18m x 2.20m)

Externally

Charming garden with some mature tree and shrub planting. Approximately 0.7 of an acre plot.

PROPERTY INFORMATION

Maintenance fee -

EPC - tbc

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached Period House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Septic Tank

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

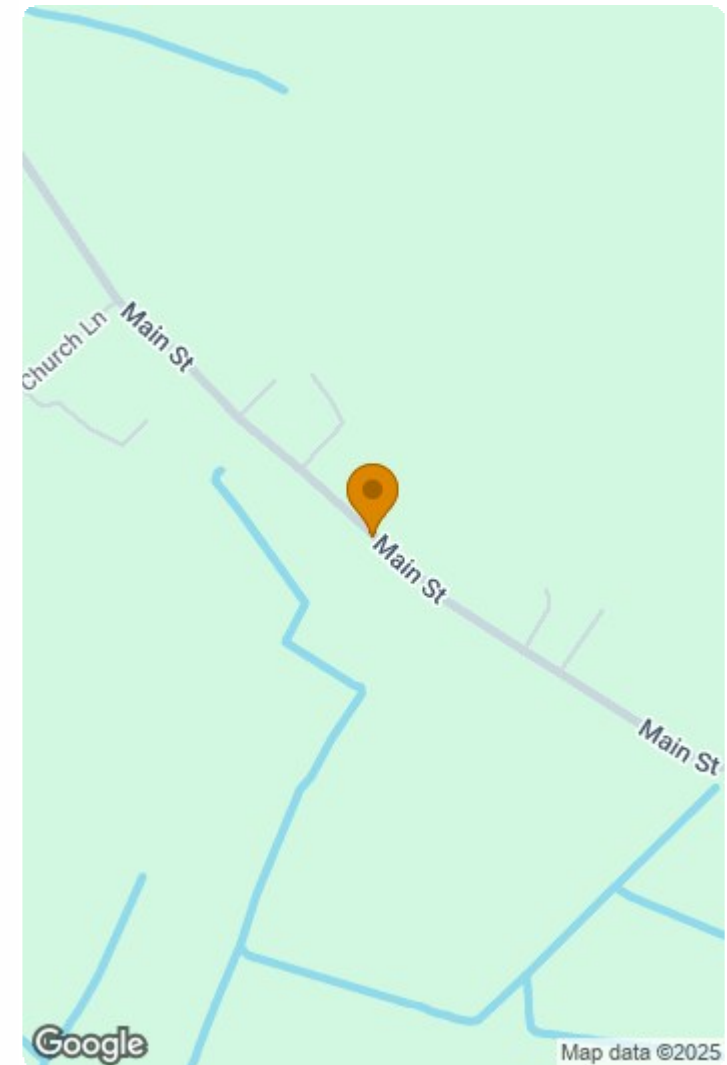
Approximate Gross Internal Area 2082 sq ft - 193 sq m

Ground Floor Area 852 sq ft – 79 sq m

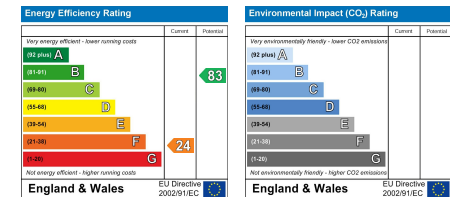
First Floor Area 731 sq ft – 68 sq m

Garage Area 119 sq ft – 11 sq m

Outbuilding Area 380 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

