

Clarke Philips

Estate Agents & Property Management



Guide Price £395,000

47-48 CHAPEL ROAD | CAMBRIDGE | CB21 5NX

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A charming Grade II listed three-bedroom period cottage extended to the rear to combine character and charm with practical family living. Situated in the picturesque village of Weston Colville, conveniently located between Cambridge and Newmarket, this delightful home boasts a wealth of original features including impressive inglenook fireplaces, exposed beams, and areas of original stone flooring, complemented by tasteful carpeting throughout.

The accommodation comprises a welcoming lounge, dining area, kitchen, and downstairs bathroom. Upstairs offers three well-proportioned bedrooms, a study area, and an ensuite to the principal bedroom. Outside, the property enjoys delightful mature gardens along with the added benefit of a double garage. A rare opportunity to acquire a characterful home in a sought-after village location.

**Lounge 23'11"Max x 17'0"Max (Max x Max)
(7.29Max x 5.18Max (7.28 Max x 5.19 Max))**

Dining Room 25'2" x 12'7" (7.67 x 3.84)

Kitchen 12'7" x 7'3" (3.84 x 2.21 (3.83 x 2.22))

Utility room

Bathroom

**First Floor Landing/Study Area 11'7" x 10'7"
(3.53 x 3.23)**

Bedroom One 13'5" x 13'6" (4.09 x 4.11 (4.08 x 4.12))

Bedroom Two 11'7" x 14'10" (3.53 x 4.52 (3.52 x 4.53))

Bedroom Three 9'10" x 9'7"Max (3.00 x 2.92Max (2.99 x Max))

En-suite

Outside

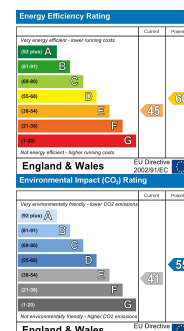
Lawn and Patio Courtyard Area, Off Road Parking and Double Garage.

Directions

01638 750241

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this Property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.