



18 Middlemoor Road, Whittlesford, Cambridge, CB22 4PB
Guide Price £395,000 Freehold



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**A CHARMING VICTORIAN TERRACED COTTAGE EXTENDED AND MUCH IMPROVED,
SET WITHIN A PRIVATE GARDEN WITH AN ADDITIONAL GARDEN AND LOCATED
WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Victorian terraced cottage
- 800 Sqft/ 74 Sqm
- Sitting room plus a snug with wood burning stove
- Excellent access to Cambridge/London
- Council tax band -C
- 2 beds, 1 bath, 2 recepts
- 0.15 acre second garden
- Gas-fired central heating to radiators
- EPC-C/71

This charming Victorian terraced cottage enjoys a pleasant position on the edge of this highly sought-after village benefitting from an exceptional primary school and main line train station with the community allotments and lovely countryside walks near-by. The property has been extended and improved over the years yet retains many of its original features. The ground floor accommodation comprises an entrance porch to a sitting room with ornamental fireplace, a cosy snug area with a wood-burning stove. The dining room boasts a mono-pitched roof with two large Velux windows and French doors out to the garden. The recently renovated kitchen is fitted with attractive modern cabinets, oak work surfaces with an inset ceramic sink with mixer tap and drainer and space for a washing machine, fridge freezer and a slimline dishwasher.

Upstairs, there are two double bedrooms and a family bathroom with a shower bath and a storage cupboard housing a wall mounted gas-fired central heating boiler.

Outside, there is a low maintenance front garden laid mainly to shingle and enclosed by a picket fence. The rear garden is designed with ease of maintenance in mind and consists of a paved area and flowerbeds, overlooking a pretty stream. A second garden, which measures approximately 0.15 acres, is laid mainly to lawn with flower and shrub borders and beds, mature trees and bushes, fruit trees and bushes, a pond, garden store/shed and a greenhouse. Both gardens enjoys excellent levels of privacy and seclusion.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for all ages. There is a playgroup and excellent primary school, local sports clubs, gardening and music groups and lots of village events including a summer ball. There is also an active village community centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there is a playground and tennis courts. Transport links are excellent, there is easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

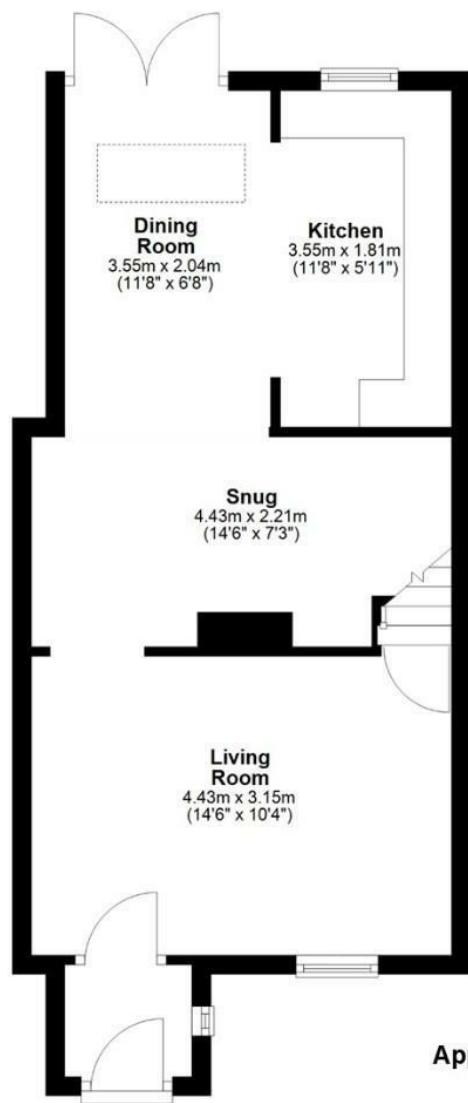
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

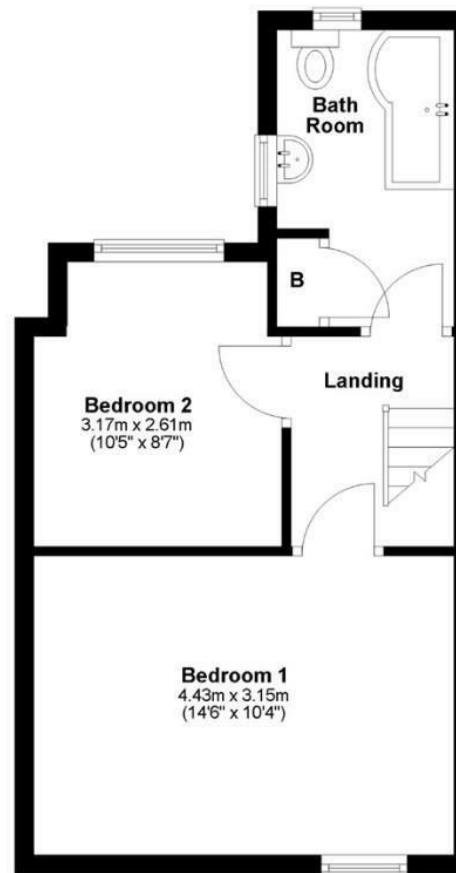
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 74 sqm (800 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

