



3 Green Street, Cambridge, Cambridgeshire, CB24 5JA



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Substantial Grade II Listed Village Home Requiring Full Renovation

Situated in the heart of the popular village of Willingham, this impressive Grade II listed period home offers a rare opportunity to restore and create a truly exceptional family residence.

Extending to approximately 3,372 sq ft over three floors, the property offers spacious and versatile accommodation including two reception rooms, a large kitchen/dining room, utility area, cellar, up to six/seven bedrooms, and two bathrooms.

Externally, the property benefits from a generous rear garden, ample off-road parking, and a detached garage with workshop.

Requiring complete renovation throughout, the property retains immense character and potential, making it ideal for buyers seeking a substantial restoration project in a desirable village location with excellent access to Cambridge, the A14, and surrounding transport links.

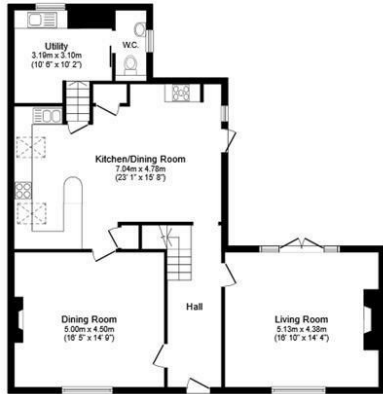
Viewing is highly recommended to appreciate the scale and opportunity on offer.

Features

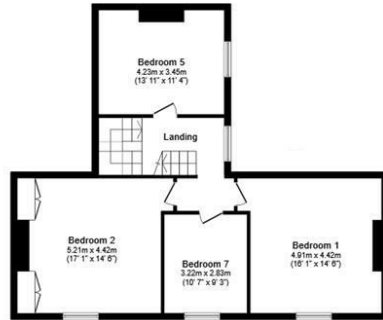
- Substantial Grade II listed period residence
- Approx. 3,372 sq ft of accommodation
- Requiring complete renovation throughout
- Flexible layout arranged over three floors
- Up to six/seven bedrooms and two bathrooms
- Two spacious reception rooms plus cellar
- Large kitchen/dining room with excellent potential
- Detached garage and workshop
- Generous rear garden with ample off-road parking
- Sought-after village location with easy access to Cambridge and the A14



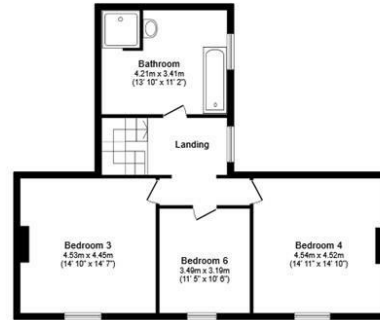




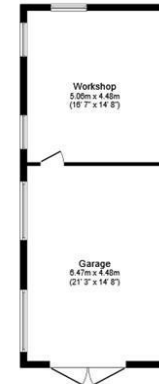
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area: 313.2 sq.m. (3,372 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East cambs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

Energy Efficiency Rating: 54 (Current), 75 (Potential)
 Environmental Impact (CO₂) Rating: 75 (Current), 75 (Potential)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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