



**ANTONY
DAVIS**
ESTATE AGENTS

01223 928220
hello@antonydavis.co.uk



WESTLANDS, COMBERTON, CAMBRIDGE

OFFERS OVER £300,000 Freehold

SOLD

Antony Davis are pleased to offer this modernised 2-bedroom bungalow in the pretty village of Comberton. The property is very presentable, with a contemporary aesthetic throughout.

- Recently Improved
- Fitted Kitchen
- Integrated Appliances
- New flooring throughout
- Lounge over 20'
- Oil central heating
- New Boiler
- Enclosed Porch
- Garage in Block
- Freehold Property

The current owners have finished the property to a high standard, with plans available to extend further STPP.

Westlands is situated just off Barrons Way. The property is in a traffic free position, with access to the front door via a pedestrianised path and front garden. It boasts views over a peaceful open green area. The bungalow has private parking and garage to the rear of the property. Additionally, there is off street parking located at the bays to the side of the property.

As you enter the property you have a good size porch area with a fitted side bench seat with inbuilt storage underneath for outwear and shoes.

Living Room: 20'7 x 10'10 (6.27m x 3.30m) Great sized living area with newly fitted engineered oak flooring. Double window to front aspect. Radiator.

Glazed door leading to kitchen:

Kitchen: 8'9 x 10'10 (2.67m x 3.30m) recently fitted, sleek contemporary slate grey kitchen units in satin finish with solid oak worktops. Grey splashback tiles. Lighting under kitchen units. Shelving, integral appliances and sink with drainer large picture window provides views to the rear aspect. Tall contemporary radiator and tiled flooring.

Further door from lounge leading to hallway with storage, bathroom and two Bedrooms.

Bedroom 1: 10'6 x 12'9 (3.19m x 3.89m) two sizeable built in wardrobes, new double-glazed units in window to front aspect, new carpet, radiator.

Bedroom 2: 10'3 x 7'11 (3.12m x 2.41m) French doors to rear aspect, new carpet, radiator.

Bathroom: recently refurbished with solid hardwood worktops, tiled floor and walls, bathtub with over shower and screen. WC and wash basin with inbuilt storage. Including tall storage/linen cupboard.

Outside:

Front: Open plan with a selection of shrubs/plants and lovely mature jasmine. Lawn with pathway leading to the front door.

Rear garden: south-facing private enclosed garden, with a curved terraced area and wall lights, lawn and selection of mature shrubs.

Services mains electricity, water and drainage.

Council Tax Band C

Comberton

This pleasant village in the countryside of South Cambridgeshire is just 5 miles West of Cambridge City Centre. The village is host to historical and rural significance and dates back to what is believed to be the 11th Century and is mentioned in the Domesday Book as 'Cumbertone'.

Local amenities include an award winning Butcher, Grocers, Post Office and there is a local Pub, The Three Horseshoes, with a pub garden for families.

Comberton Village College and Sixth Form School, which is only a short walk away has been awarded an 'Outstanding' Ofsted rating and is notably in the top three best Secondary schools in Cambridgeshire.

Transport links to Cambridge City Centre includes a bus that runs hourly or a 10 minute drive by car. Easy access to M11 and A14 for commuters.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Council Tax Band: C (South Cambridgeshire District Council)

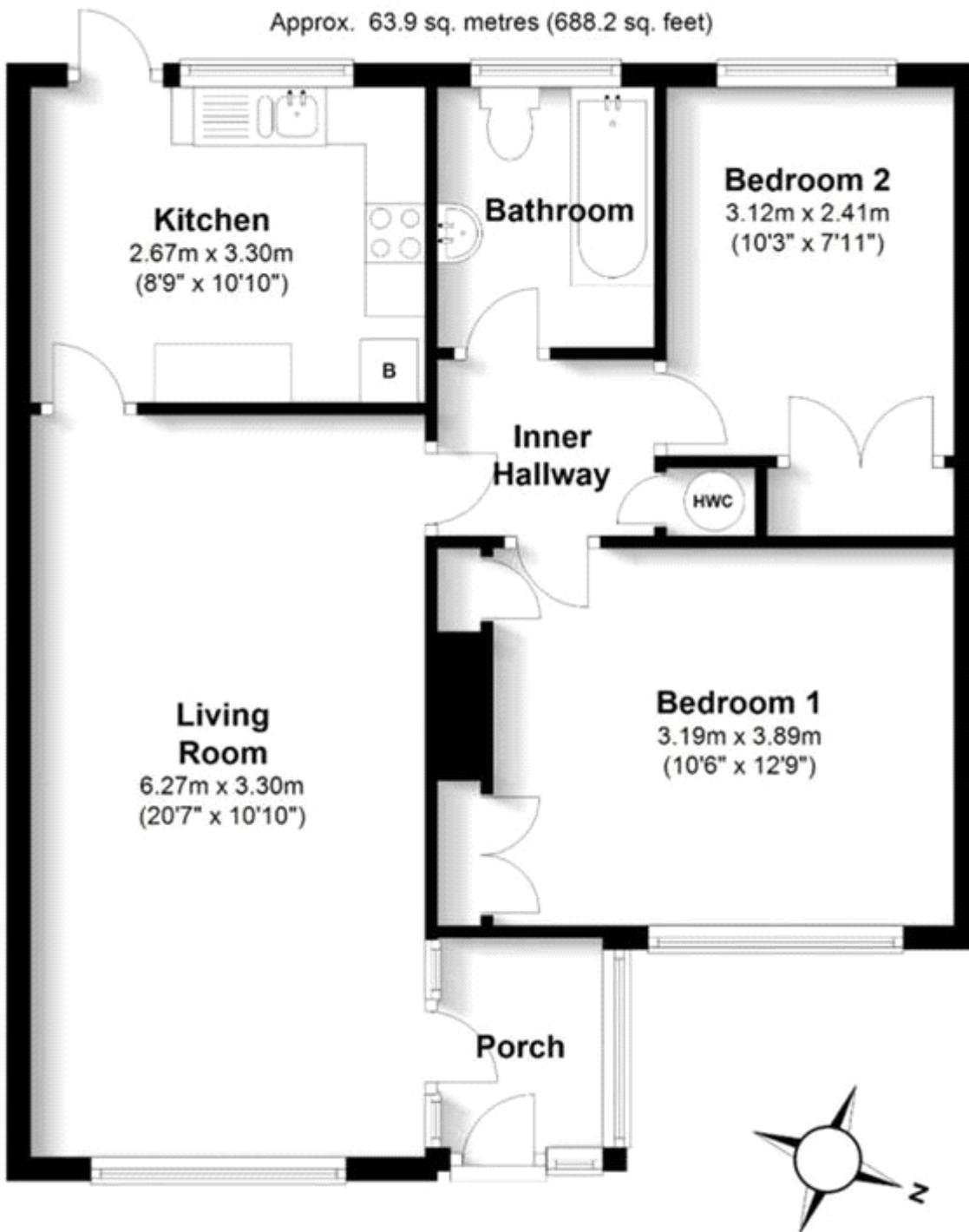
Tenure: Freehold



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Floor Plan

Approx. 63.9 sq. metres (688.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.