



Earith Road, Willingham Cambridge
£160,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terrace home
- Two spacious bedrooms

The ground floor offers a welcoming layout featuring a bright sitting room at the front of the property, leading through to a central dining room that provides a natural flow between living spaces. To the rear, a well arranged kitchen offers practical workspace and storage, while a conveniently located shower room completes the level, making it ideal for everyday use and visiting guests.

The first floor comprises two well proportioned bedrooms accessed from a central landing. The main bedroom is located at the front of the property, while the second bedroom provides excellent flexibility and can serve as a guest room, child's room, or home office.

Externally, the property benefits from a well sized



rear garden offering plenty of outdoor space, along with off road parking for added convenience.

Located in the popular village of Willingham, the property sits just 12 miles north west of Cambridge and benefits from excellent transport links to neighbouring villages, the guided busway, and easy access to the A14, A10 and M11. Willingham itself offers a strong range of local amenities including pubs and restaurants, a Co op, post office, and a family bakery, making it a convenient and well connected place to live.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



To view this property call Sharman Quinney on:
01223 426139

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102345 - 0014

