

ENTRANCE HALLWAY External door to front, built in cupboard, doors off to bedroom, living room and bathroom.

BEDROOM 12' 5" x 10' 0" (3.80m x 3.07m) Double glazed window to side aspect, single radiator, access into loft space.

BATHROOM 6' 9" x 5' 10" (2.06m x 1.78m) Low level w.c., pedestal wash hand basin, bath with shower over, part tiled walls, single radiator, extractor fan.

LIVING ROOM 17' 5" max x 16' 9" (5.31m x 5.12m) Double glazed windows to side and rear aspect, double radiator.

KITCHEN 9' 10" x 7' 6" max (3.00m x 2.31m) Double glazed window to rear aspect, range of matching base and wall mounted units with worksurface over, integrated cooker with four ring gas hob, inset sink and drainer unit, space for fridge/freezer, space and plumbing for washing machine, wall mounted gas boiler, part tiled walls.

OUTSIDE There is a communal area laid mainly to lawn and an off road parking space for one vehicle.



Ground Floor



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51 Rampton End, Willingham, Cambridge,
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Guide Price £120,000 Freehold

Located a short walk from all village amenities and ideally situated for the guided busway, this one bedroom first floor flat is a fantastic first time buy or investment opportunity and is advertised with no onward chain. Comprises large double bedroom, lounge/diner, kitchen, bathroom, off-road parking and communal gardens.



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