



## 3 SHEPHERDS COURT, WILLINGHAM, CAMBRIDGE, CB24 5UH

**Offers In Region Of £175,000**



**A good sized two bedroom ground floor flat with patio garden and allocated parking for two vehicles available with the distinct advantage of no upward chain.**



The property is situated on the ground floor, located off Rampton Road and Rampton End within this formal and purpose built scheme offering spacious and well maintained accommodation with UPVC double glazing, electric heating and the benefit of a garden. An ideal first purchase or buy to let investment expected to let for around £725.00pcm.

**Cambridge**  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**  
19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**  
Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**  
16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

[hello@tylers.net](mailto:hello@tylers.net) | **TYLERS.NET**



**ENTRANCE HALL** With double glazed door and windows with coat hanging space and internal door.

**LIVING / DINING ROOM** Twin aspect windows to front and side, laminate flooring and space for a dining table and chairs.

**KITCHEN** Refitted with modern units with worktops and splash back tiling, integrated electric oven, hob and extractor fan with plumbing for a washing machine and ceramic tiled floor.

**INNER HALL** With walk in cupboard providing excellent storage and second built in shelved airing cupboard.

**BATHROOM** A white suite with a shower over the bath, tiled floor, extraction fan and fully tiled walls.

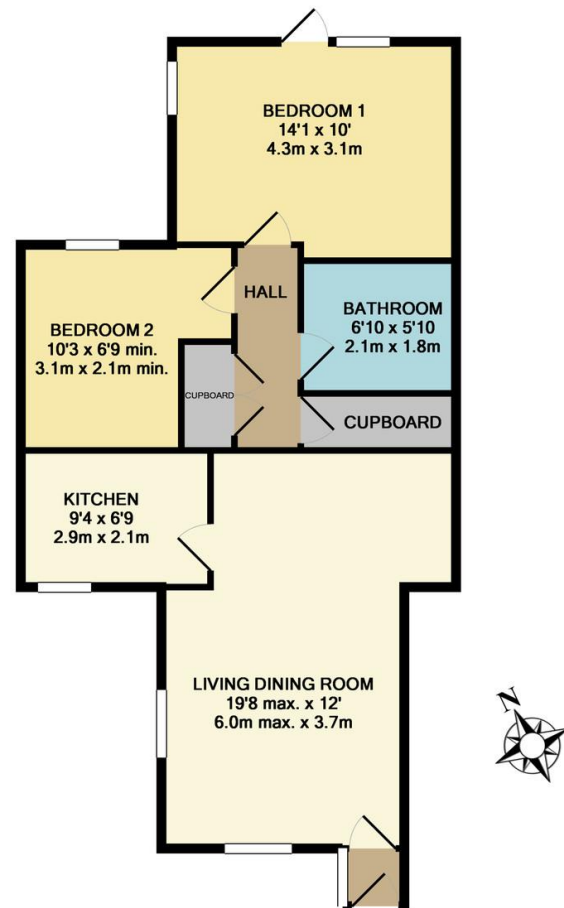
**BEDROOM 1** A good sized large double bedroom with personal door access to the rear garden.

**BEDROOM 2** A good size second bedroom easily accommodating a double bed.

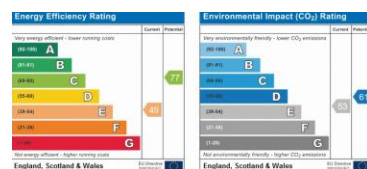
**OUTSIDE** The rear garden measures approx. 5.56m deep by 4.78m wide (18.24ft x 15.68ft) with paving, light and rear gated access. Beyond is allocated parking for a single vehicle with the potential to park a second car as one in front of the other.

**Council tax band B £1,423.72 for 2019/2020**

**Leasehold Details;** Tylers understand the lease was granted in 1988 for 155 years with an annual charge of around £100.



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