



High Street
West Wrating
Cambridge
CB21 5LU

Offers in Excess of £455,000

bettermove

High Street Cambridge

Bettermove are proud to present this impressive 4 bedroom detached house in the sought after area of West Wrating.

The property benefits from double glazing, oil central heating throughout and has off street parking available via the driveway. The council tax band is E.

The interior of this beautifully presented property comprises a welcoming entrance hall with the stairs leading up the first floor and a convenient WC, three spacious reception rooms including a south facing sitting room with French doors leading out to the garden and the fitted kitchen with a dining area on the ground floor. The first floor consists of 4 bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private south-west facing rear garden, perfect for enjoying the summer months.

Located in the popular village of West Wrating located 10 miles southeast of Cambridge, the property is close to a range of amenities, including a church, village pub and playing fields. The property falls within the catchment area of Balsham Primary School & Linton Village College with bus links available from within the village. Other amenities can be found in nearby areas such as Linton (within 5 miles) such as supermarkets, healthcare and other day-to-day facilities.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

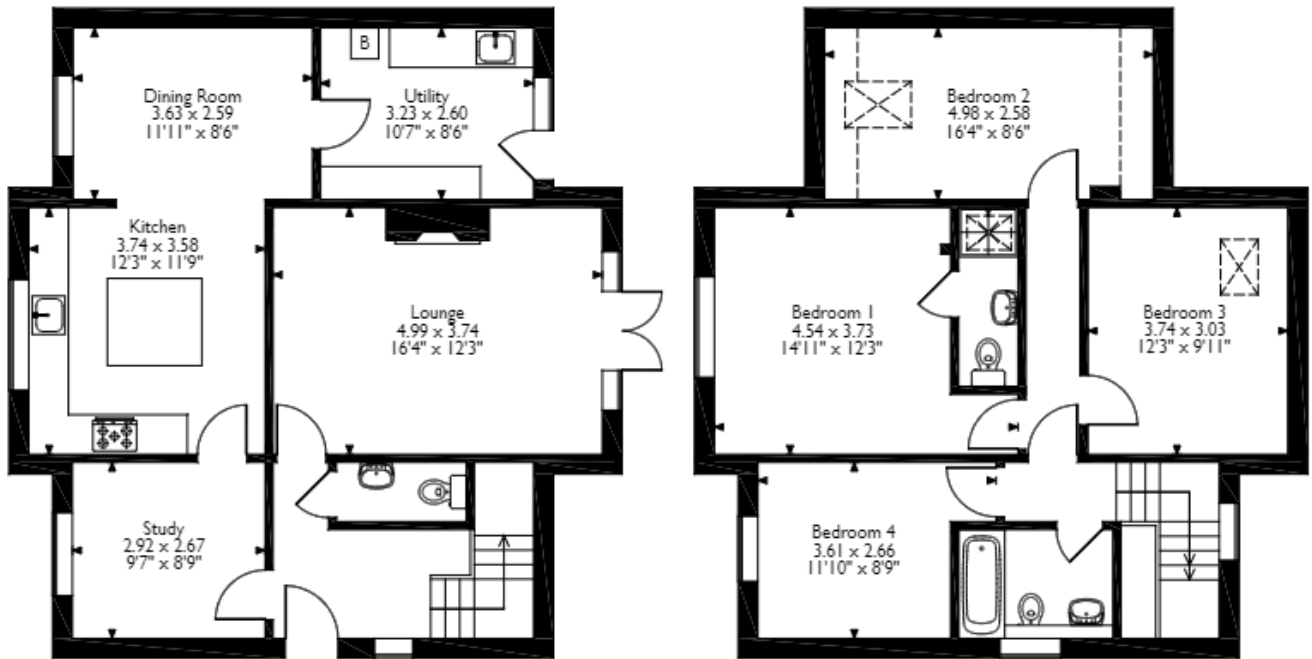
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating



High Street, West Wrating, Cambridge, Cambridgeshire

Approximate Gross Internal Area 134 Sq M / 1442 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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