



Rampton Road, Cottenham, CB24 8TJ

CHEFFINS

Rampton Road

Cottenham,
CB24 8TJ

A four bedroom detached home that would benefit from sympathetic improvement throughout. Set on a generous plot, with a garage and off road parking for multiple vehicles. The property is located in a prime position within the highly sought-after and well-served village of Cottenham, combining convenience with a desirable community atmosphere.

4 2 2

Guide Price £495,000





LOCATION

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the university city of Cambridge. The thriving community offers excellent social, leisure and educational facilities, including shops, restaurants, post office, church, library and primary school. For the commuter, the nearest train station is in Waterbeach (5 miles) and provides direct links into Cambridge and London Kings Cross.

UPVC AND GLASS FRONT ENTRANCE DOOR

leading into:

LEAN-TO

into:

ENTRANCE HALL

with stairs to first floor carpeted, radiator, storage cupboard.

DOWNSTAIRS CLOAKROOM

with shower with tiled shower cubicle, low level w.c., wash hand basin, mainly tiled, window to front of the property,

DINING ROOM

carpeted, radiator, window into Lean-to.

KITCHEN

tiled floor, radiator, a range of floor and wall mounted units, space for oven, one and a half sink with mixer tap and draining board, double glazed upvc window overlooking rear of the property, access into Lean-to which offers access into the Garage with power, door into:

UTILITY ROOM

with sink and drainer, various floor and wall units, upvc window, and door out into the rear garden with side access.

SITTING ROOM

carpeted, wall and ceiling lights, double aspect, double radiators, upvc double glazed window overlooking the front of the property, electric fire with brick effect mantelpiece and hearth, sliding French doors into:

LEAN-TO

with tiled floor, upvc windows and upvc glass door overlooking and leading the rear garden.

ON THE FIRST FLOOR

LANDING

with loft access, airing cupboard with hot water tank.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking rear garden, radiator, downlighters.

BEDROOM 2

carpeted, upvc double glazed window overlooking front of the property, radiator.

BEDROOM 3

carpeted, radiator, upvc window overlooking rear of the property, downlighters.

BEDROOM 4

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlighters.

BATHROOM

carpeted, four piece suite with tiled shower cubicle with electric shower, bath, low level w.c., wash hand basin, frosted double glazed upvc window overlooking front of the property, electric heater.

OUTSIDE

The property is approached via a concrete driveway with off-road parking for several vehicles leading to GARAGE with up and over door, side access leading to rear garden. Front garden is predominantly lawn with walls to the front and various shrub borders.

Rear garden has a terrace area perfect for al fresco dining, pond, oil tank and storage shed. The garden is predominantly laid to lawn which is enclosed with wood panel fencing, partly walled and post and wire fencing further down the garden. Rear garden is also bordered with a variety of trees and shrubs, further storage shed towards the bottom of the garden.

The property does offer potential for extension, subject to all of the necessary planning.



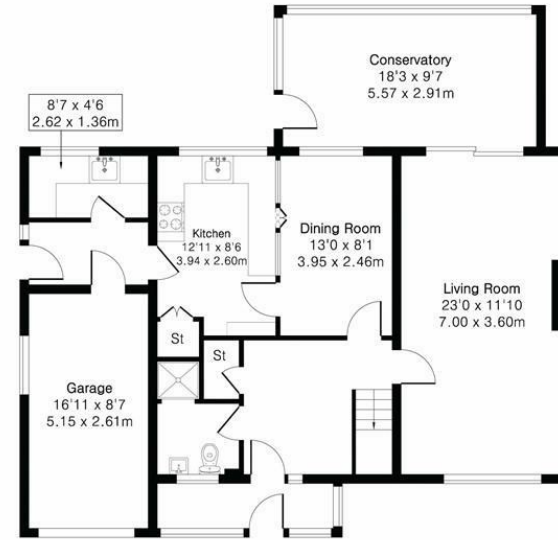


Approximate Gross Internal Area 1672 sq ft - 156 sq m

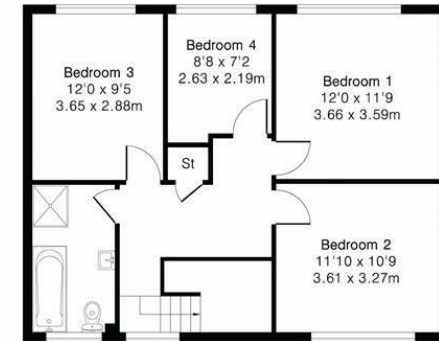
Ground Floor Area 997 sq ft – 93 sq m

First Floor Area 675 sq ft – 63 sq m

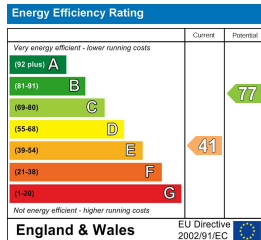
Garage Area 145 sq ft – 13 sq m



Ground Floor



First Floor



Guide Price £495,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.