



Maple Close, Cambridge, CB25 9BQ

CHEFFINS

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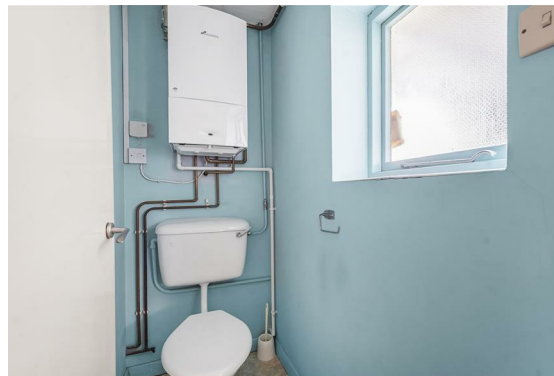
Bottisham, Cambridge,
CB25 9BQ

A four bedroom semi-detached property which would benefit from some sympathetic modernisation, with accomodation extending to approximately 1177sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, a garage and a generous rear garden. The property is located in the sought after village of Bottisham in a convenient location for the villages wealth of amenties including schools, pub and shops.



Guide Price £395,000





LOCATION

The property occupies a prominent and most convenient non-estate position within a popular residential area so well placed within easy access to local amenities as well as major routes, which provides access to the university City of Cambridge and horseracing town of Newmarket. The property is also very well placed for access to bus stops and dedicated cycle paths and is within walking distance of local amenities which include a primary school, village college and shops/restaurants in the heart of this thriving village.

UPVC DOUBLE GLAZED FRONT DOOR

leading to:

ENTRANCE PORCH

carpeted, downlighter, upvc double glazed frosted windows, through an additional wood and glass front door into:

SITTING ROOM/DINING ROOM

carpeted, upvc double glazed window overlooking the front of the property, radiator, downlighter and wall lights, stone fireplace with wooden mantel. Dining Room is carpeted, wall and downlighter, radiator, access into lean-to via wood and glass double doors.

KITCHEN

with a range of floor and wall mounted units, lino flooring, laminate worktop, stainless steel sink and drainer with mixer tap, integrated oven, 4 ring hob and extractor fan, space and plumbing for washing machine, window out to rear aspect, multiple storage and pantry cupboards, radiator.

DOWNSTAIRS W C

lino flooring, frosted wooden window overlooking side of the property, low level w.c., downlighter, boiler.

INTERNAL ACCESS

into:

GARAGE

with up and over door, power and lighting, electricity box, gas meters.

LEAN-TO

with power and windows and doors out to rear garden.

ON THE FIRST FLOOR

LANDING

access to loft space, downlighter, access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking front of the property, downlighter, radiator, two built-in storage cupboards.

BEDROOM 2

carpeted, upvc double glazed window overlooking rear of the property, downlighter, radiator, built-in storage cupboard with hanging rail.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, downlighter, radiator, built-in storage cupboard.

BEDROOM 4/STUDY

carpeted, upvc double glazed window overlooking side of the property, downlighter, radiator, built-in storage cupboard with sliding door.

W C

lino flooring, low level w.c., upvc double glazed frosted window overlooking rear of the property, downlighter.

FAMILY BATHROOM

lino flooring, bath with electric shower over, wash hand basin, upvc double glazed frosted window overlooking rear of the property, radiator, part tiled walls, downlighter.

OUTSIDE

The property is approached via paved driveway offering off-road parking for multiple vehicles. The remainder of the front is predominantly laid to lawn with a border containing shrubs and bushes. Driveway leads to Garage with up and over door and pathway to upvc double glazed front door.

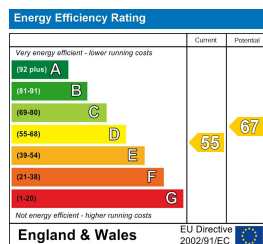
Side access leading into car port for additional parking or storage via wooden gate and timber and glass door,

Rear garden is enclosed with timber fencing on two sides and wall at the rear. Terraced area perfect for al fresco dining. The garden is predominantly laid to lawn with borders containing various different shrubs, bushes and trees and timber built storage shed.

AGENTS NOTE

There is an annual maintenance charge of £85 associated with the property.





Guide Price £395,000

Tenure - Freehold

Council Tax Band - D

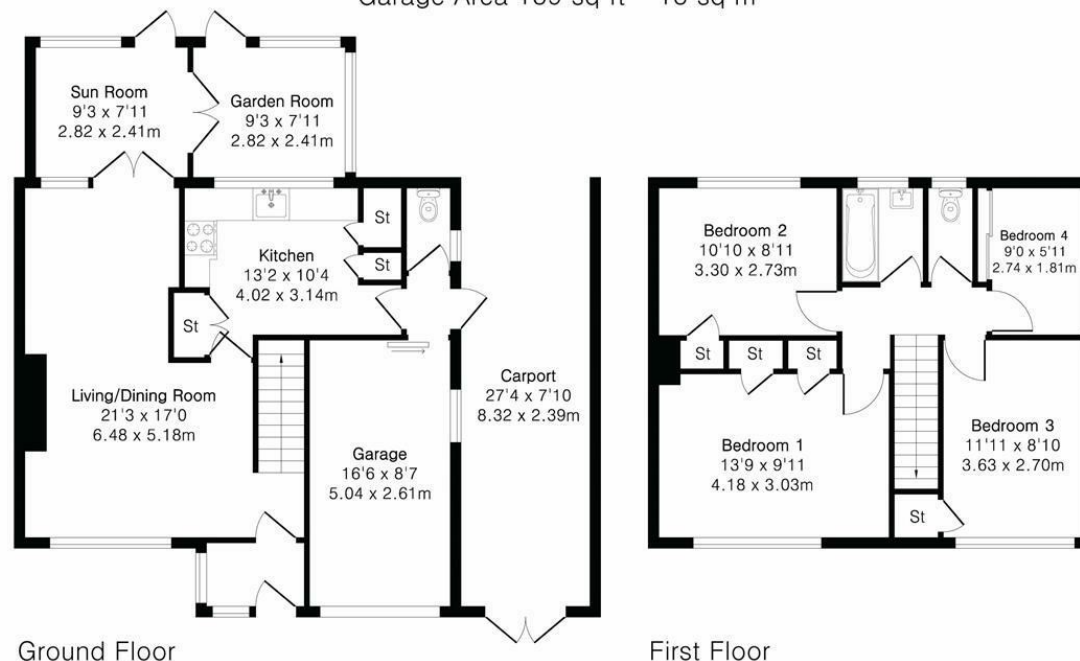
Local Authority - East Cambridgeshire

**Approximate Gross Internal Area 1177 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 627 sq ft - 58 sq m

First Floor Area 550 sq ft - 51 sq m

Garage Area 139 sq ft - 13 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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