



Rampton Road, Cottenham Cambridge
Guide Price £300,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached & Three bedrooms home
- Driveway parking
- Separate reception rooms
- Well appointed kitchen
- Village location

This semi-detached property offers spacious living accommodation throughout. The ground floor comprises an entrance hall with room for additional storage and leads to the spacious living room on the right-hand side, with generous amounts of sunlight, this creates a bright and airy reception room.



Adjacent to the living room is the dining room, providing ample space for dining furniture and access through to the rear garden - perfect for indoor/outdoor entertaining. The well-appointed kitchen provides excellent storage and a range of integrated appliances. Whilst well-sized bathroom completes the ground floor, positioned towards the rear of the property.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles.

Bedrooms one and two comfortably accommodate double beds with space for additional furnishings, while bedroom one further benefits from built-in wardrobes. Bedroom three is a versatile space, ideal as a child's bedroom, nursery, or home office/study.

Situated in the highly desirable and well-served village of Cottenham, this home benefits from a thriving community atmosphere and a great range of local amenities. Cottenham also offers good transport links, with regular bus services to Cambridge and Ely, and easy access to the A10, A14 and M11.

While the property would benefit from upgrades and modernisation, it presents an excellent scope to add value and represents a fantastic opportunity for first time buyers, home movers and seasoned investors.





Ground Floor

First Floor

Measurements

Living room - 3.38m x 3.34m / 11'0 x 10'9

Dining room - 3.65m x 3.34m / 11'9 x 10'9

Kitchen - 4.34m x 1.81m / 14'2 x 5'9

Bathroom - 1.98m x 1.98m / 6'4 x 6'4

Bedroom one - 4.35m x 3.38m / 14'2 x 11'0

Bedroom two - 3.65m x 3.06 / 11'9 x 10'0

Bedroom three - 2.59m x 2.09m / 8'4 x 6'8

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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