



4 Copel Close, Caldecote, Cambridge, CB23 7ZQ
Guide Price £375,000 Freehold



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A MODERN THREE-BEDROOM END OF TERRACE FAMILY HOME SITUATED WITHIN A POPULAR VILLAGE JUST SEVEN MILES WEST OF CAMBRIDGE, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

• Semi-detached house • 1067 Sqft / 99 Sqm • 3 beds, 2.5 baths, 2 recepts • 0.06 acres • Built in 2000 • Carport offering parking for up to two cars • Gas fired central heating to radiators • EPC - C / 70 • Council tax band - D

The property occupies a pleasant position and just a short walk from the local primary school. The property boasts bright and spacious accommodation set within a private enclosed garden and benefits further from gas fired central heating and uPVC double glazing.

The accommodation comprises of, entrance hall with cloakroom/W.C, bay fronted sitting room, with double doors opening the space into the dining room. The kitchen is fitted with base and eye level units, integrated oven, hob and overhead extractor, with space for white goods.

On the first floor, you have three good size double bedrooms all benefiting from built in wardrobes. The principal bedroom benefits from an ensuite shower room and there is a further family bathroom fitted with a three-piece white suite.

Outside, the rear garden is laid to lawn, enclosed by fencing with side access leading out to carport, offering parking for up to two cars.

Location

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its convenient location allows easy access to the City of Cambridge, M11, A1 and A14.

Within Caldecote is a primary school, Parish Church and village shop, a wider range of facilities are available in nearby Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. In addition the village falls within the catchment area for the highly regarded and sought after Comberton Village College. It is a village also surrounded by glorious open countryside over which there are many fine walks. Bourn and Comberton Golf Clubs are also about 2 miles away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band -

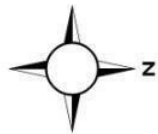
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

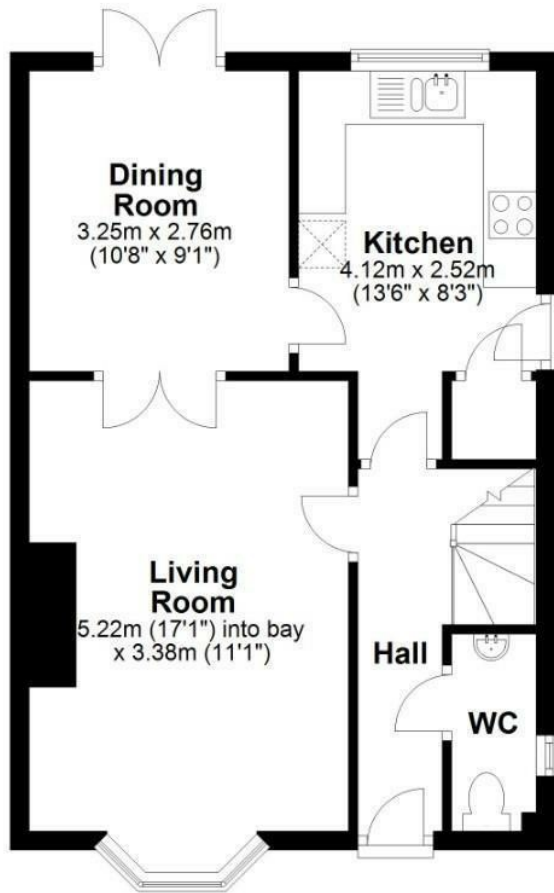
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

