



103 Rampton Road, Cottenham, Cambridge, CB24 8TJ
Guide Price £550,000 Freehold



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AN ATTRACTIVE DOUBLE BAY FRONTED, BEAUTIFULLY PRESENTED FAMILY HOME BENEFITTING FROM AMPLE PARKING, LOCATED WITHIN EASY REACH OF THE MANY LOCAL AMENITIES WITHIN COTTENHAM.

- No onward chain
- 109.8sqm/1181.9sqft of internal living accommodation
- Two reception rooms including al lounge measuring 23'2" in length
- Recently replaced kitchen
- Sizeable garage

This delightful detached family home comprises of two reception rooms to the ground floor and three bedrooms and two bathrooms to the first floor.

Upon entering the property through the porch to the front of the property, you enter a generous sized entrance hall which provides access into both reception rooms and the kitchen. The kitchen has been recently replaced and provides traditional shaker style units, ample work top space, tiled splash backs and a pantry underneath the stairs.

To the first floor you will find three bedrooms, a family bathroom, and a separate WC. The sizeable master bedroom benefits from fitted wardrobes and an en-suite shower room.

Externally, the front and side of the property are laid predominantly to gravel and provide ample off road parking for numerous vehicles. The rear garden is landscaped with a paving area accessible from the kitchen. Completing the rear garden is a large brick-built garage and workshop.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as 'good'. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Fixtures and Fittings.

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

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band E

Viewing.

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

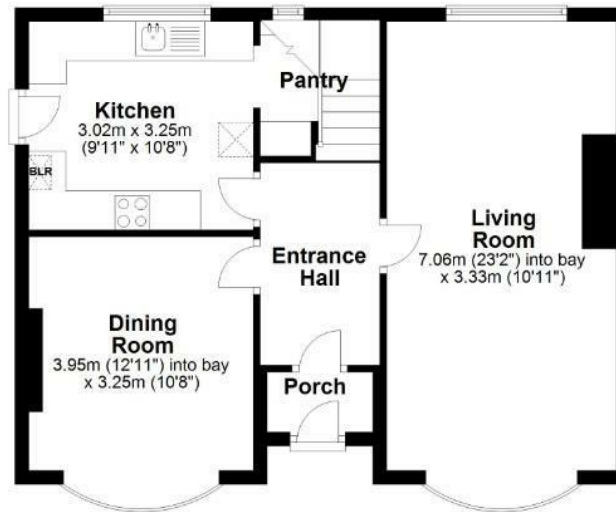
Tenure

Freehold



Ground Floor

Approx. 54.8 sq. metres (589.3 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



Total area: approx. 109.8 sq. metres (1181.9 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		82
(81-91)	B		
(69-80)	C	67	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

