



47 Spring Lane, Bottisham, Cambridge, CB25 9BL
Offers In The Region Of £375,000 Freehold



rah.co.uk
01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE/FOUR-BEDROOM, END OF TERRACE TOWN HOUSE IN THE POPULAR VILLAGE OF BOTTISHAM.

- Measuring approximately 115SQM/1238SQFT
- Services connected – Mains Gas, Mains Water, Mains Drainage & Mains Electricity
- Three/Four-bedroom end of terrace town house.
- Available to purchase with no onward chain.

Measuring approximately 115SQM/1238SQFT this well-proportioned town house is available to purchase with no onward chain.

Upon entering the property through the main entrance hall to the ground floor you have a utility room, separate shower room and a large reception room/fourth bedroom.

To the first floor the property comprises of a further reception room with Juliet balcony and double aspect windows. Completing the first floor is a kitchen/dining area with ample worktop space, a good range of storage and space for white goods including a dishwasher and a fridge freezer.

The second floor of this generous sized home comprises of three bedrooms and a family bathroom with a shower over the bath.

Externally – To the front of the property is a paved garden with a raised flower bed opening onto a communal lawn area. The rear garden is enclosed, paved, and has a shed ideal for storing bicycles. Off the back garden is a gravel laid driveway which provides off road parking for one vehicle. Further parking is available on road.

Location

Bottisham lies around 7 miles north-east of Cambridge and 6 miles west of Newmarket. The village offers a regular bus service to both and is very popular for those looking for traditional village life coupled with ease of access to the city centre and major road links.

Within the village there are a wealth of facilities including a post office, sports centre, health centre, parish church, public house, Indian restaurant, plus various local shops and takeaways. Within walking / cycling distance is The National Trust's wonderful Anglesey Abbey.

Educational facilities are excellent with there being a reputable primary school and the Ofsted rated 'Outstanding' Bottisham Village College, which also offers a wide range of adult educational courses and public recreational amenities including an indoor swimming pool, gym, outdoor tennis courts and football pitches.

The village is well located for access to the A14, which offers convenient road links to the A11 and M11. For cyclists, there is a cycle path all the way into Cambridge City as well as many cycling routes to the surrounding villages.

Agents Note

The property is adjacent to a cemetery

Services.

All mains services are connected.

Statutory Authorities.

East Cambridgeshire District Council

Tax band - C

Fixtures and Fittings.

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

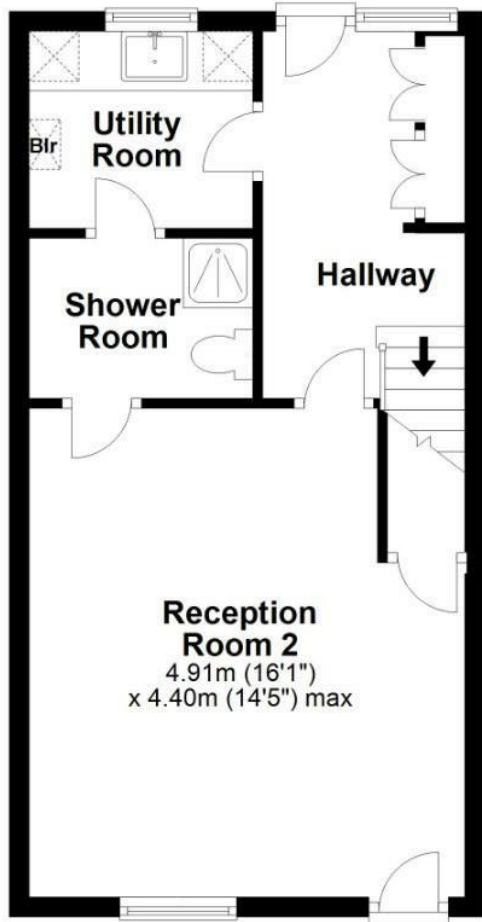
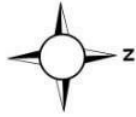
Viewing.

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



Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



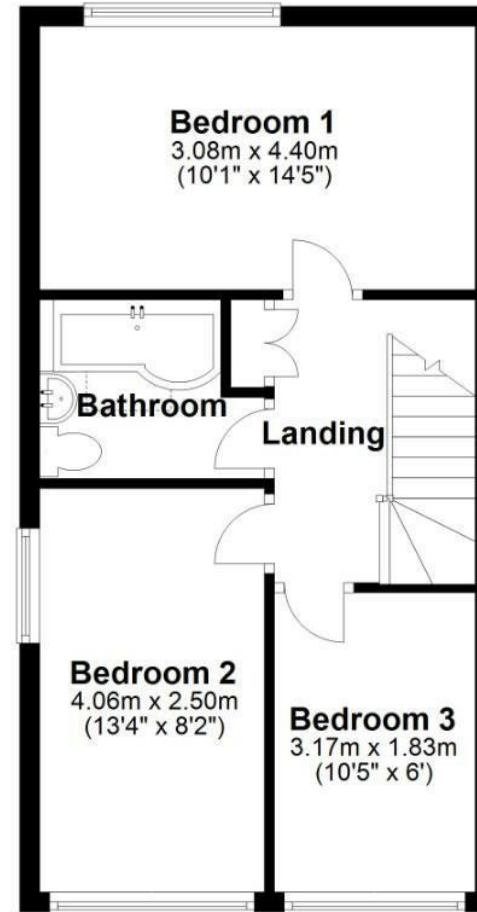
First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Second Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 115.1 sq. metres (1238.9 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		83
(81-91) B		71	
(69-80) C			
(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.

