



4 Kestrel Close, Cottenham, Cambridge, CB24 8AN

Guide Price £285,000 Freehold



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**CONSTRUCTED IN THE EARLY 1990'S IS THIS TWO-BEDROOM TERRACED HOME, IDEAL FOR FIRST TIME BUYERS AND IN GREAT DECORATIVE ORDER THROUGHOUT.**

- Accommodation measuring approximately 57SQM/616SQFT.
- Mains services include – Mains Gas, Mains Electricity, Mains Water and Mains Drainage.
- EPC Rating – 70/C
- Two-bedroom terraced home in wonderful decorative order throughout.
- Two off road parking spaces.
- Within easy reach of Cottenham High Street.

Measuring approximately 57SQM/616SQFT, this terraced home provides accommodation over two floors and has two allocated parking spaces off road.

Upon entering the property through the entrance hall, you are lead through to a generous living area which in turn leads into the Kitchen/dining area. The kitchen is fully tiled and has a white shaker style fitted kitchen. Integrated appliances include a double eye level oven and a five-ring gas hob. Space is available for a washing machine and fridge freezer.

To the first floor the property comprises of two generous bedrooms which includes a fitted wardrobe to bedroom one and a built-in storage cupboard housing the water tank in the bedroom two. Serving both bedrooms is a tiled family bathroom suite which provides a panelled bath, walk in shower, low level WC and a pedestal sink.

Externally – the property has allocated parking a short walk from the property and a second parking space directly to the front. The rear garden of the property is fully enclosed, is predominantly laid to lawn and has a patio area directly off the sliding doors within the kitchen. To the rear of the garden is a raised patio area which the owners use as an entertaining/seating area in warmer months.

**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.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South 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.

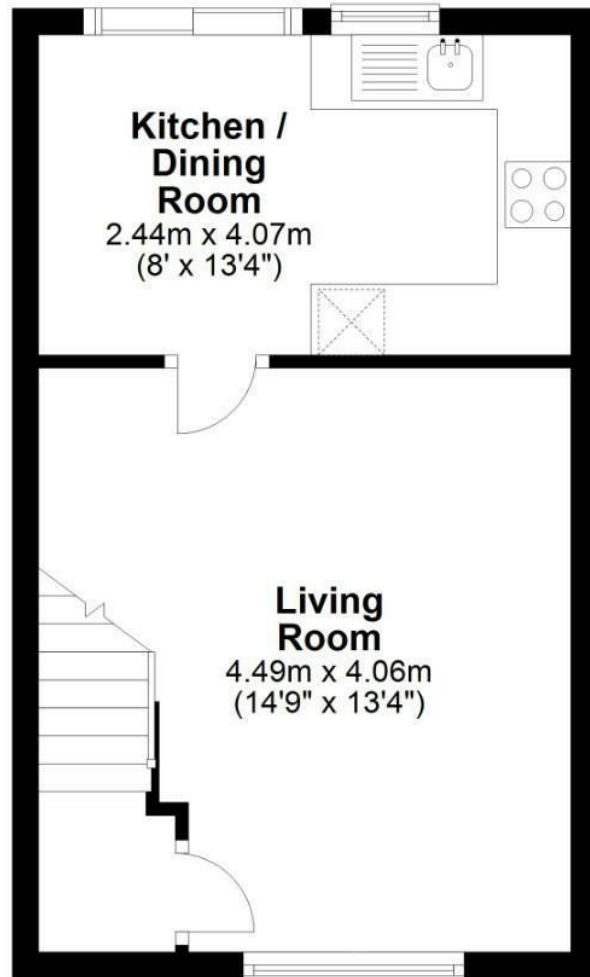
**Viewing.**

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



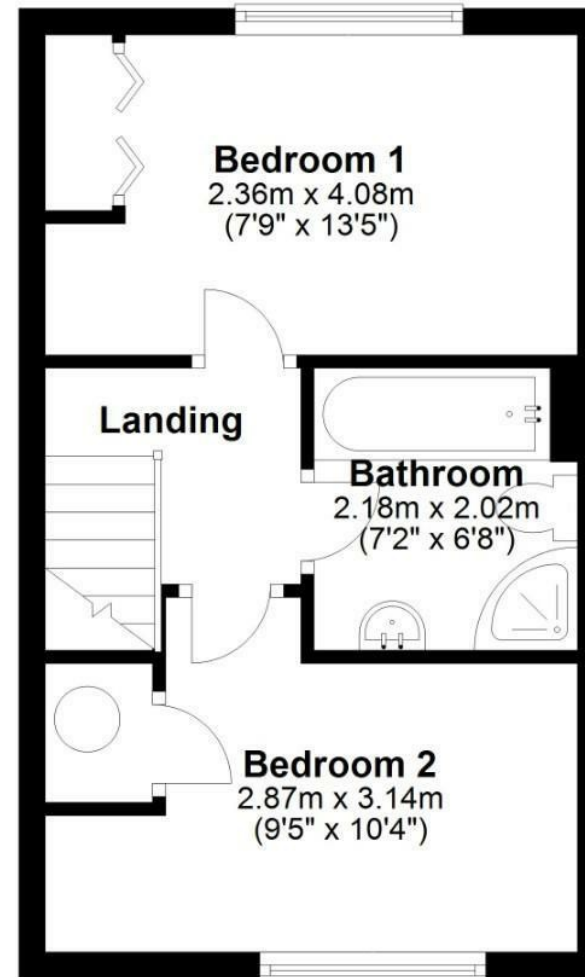
## Ground Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



## First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



Total area: approx. 57.3 sq. metres (616.6 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			89
(81-91) B			
(69-80) C		70	
(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	

