



87a Rooks Street, Cottenham, Cambridge, CB24 8QZ  
Guide Price £425,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM BUNGALOW WHICH BENEFITS FROM A DELIGHTFUL OPEN PLAN KITCHEN/DINER, IDEAL WHEN ENTERTAINING FROM HOME.**

- Detached Bungalow constructed in 2004.
- Three bedrooms, kitchen/diner, one reception room, two bathrooms.
- Gas central heating.
- Driveway parking with carport above.
- 0.05acres
- EPC rating – 73/C
- Council Tax Band - D
- Wheelchair accessible

Constructed in 2004, this detached bungalow is conveniently set back from the road and provides living accommodation measuring in the region of 76SQM/824SQFT.

Upon entering the entrance hall you will notice the wider walk-ways and door fittings which have been cleverly designed to assist those in a wheelchair. With accommodation over one level, this home benefits from a living room area with French doors opening onto the rear garden and an open plan kitchen/dining area with a separate utility room adjoining. The kitchen benefits from ample work top space, plenty of cupboard space, a one and a half bowl sink with a breakfast bar area and integrated appliances which include a fridge freezer, induction hob and oven.

The property benefits from three bedrooms, with one of these bedrooms currently being used as a guest room/study. The master bedroom has a fitted wardrobe and a wet room directly off. Completing the remainder of the property is a separate bathroom which is fully tiled, has a panelled bath with shower over, a low lever WC and a pedestal basin.

Externally – To the front of the property is a block paved driveway and carport which provides off road parking for two/three vehicles. The block paving gradually raises up to the front door removing the need for steps and providing easy access. The low maintenance rear garden of the property is fully enclosed with timber fencing and is also laid to block paving. Within the rear garden is a large timber constructed summer house benefitting from electricity and ideal for all sorts of hobbies.

**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. 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.**

Mains services connected - mains water, mains drainage, mains electricity, mains gas.

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - D

**Fixtures and Fittings.**

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

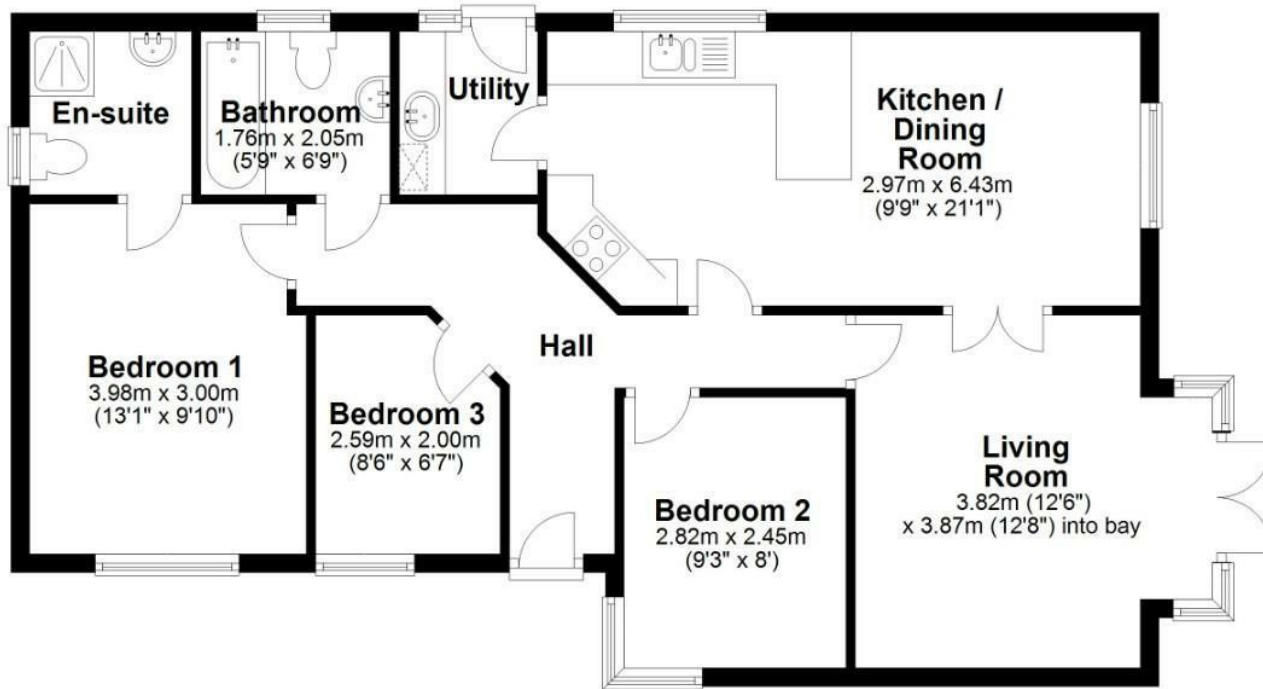
**Viewing.**

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



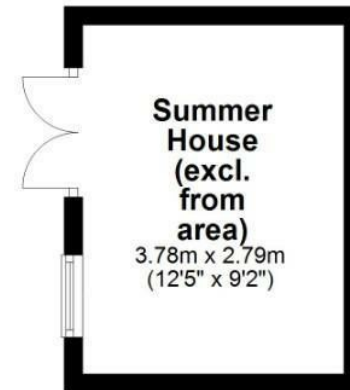
### Floor Plan

Approx. 76.6 sq. metres (824.0 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 76.6 sq. metres (824.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92 plus) A			
(81-91) B		73	
(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	

