



3 Beach Road, Cottenham, Cambridge, CB24 8RG
Guide Price £300,000 Freehold



rah.co.uk
01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL TWO-BEDROOM 19TH CENTURY PERIOD COTTAGE LOCATED WITHIN EASY REACH OF COTTENHAM HIGH STREET AND WITH PRIVATE GARDENS.

- Terraced home, constructed in 19th century
- Two Bedrooms, one large reception room and one upstairs bathroom
- Gas fired central heating
- Residents parking off road
- Garden size – 0.04acre
- EPC rating – 59/D
- Council Tax Band - C

This individual property forms part of the historic Garibaldi Terrace dating from the 19th century with the name Garibaldi originating from the Garibaldi Ale House located on the corner which closed in 1894. Representing a splendid example of a period terraced home measuring approximately 60SQM/649SQFT, the property provides accommodation over two levels. The current owners of the property have significantly and thoughtfully improved it throughout their ownership and it is now in 'turn key' condition, ready for the next home owner.

To the ground floor, the property comprises of a generous living and dining area which measures 19ft in length, complemented by a Charnwood wood burning stove with antique overmantle mirror, and a reclaimed period door leading directly into the kitchen. The shaker style kitchen provides beautiful splash back tiles, tiled flooring, and a large solid oak worktop which continues across to provide a convenient breakfast bar area. The kitchen appliances are included in the sale.

To the first floor are two bedrooms and an attractive bathroom suite which has a panelled bath with a mixer tap, a separate walk-in shower, low-level WC, and a pedestal sink.

Externally the property has a delightful private courtyard garden, accessed through solid hardwood door off the kitchen, which is a perfect location for alfresco dining in the summer months. A short stroll from the property is a separate fully enclosed garden which is laid predominantly to lawn with a patio and path, to the rear of the garden is a timber constructed summer house.

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 are: water, drainage, electricity, gas.

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.

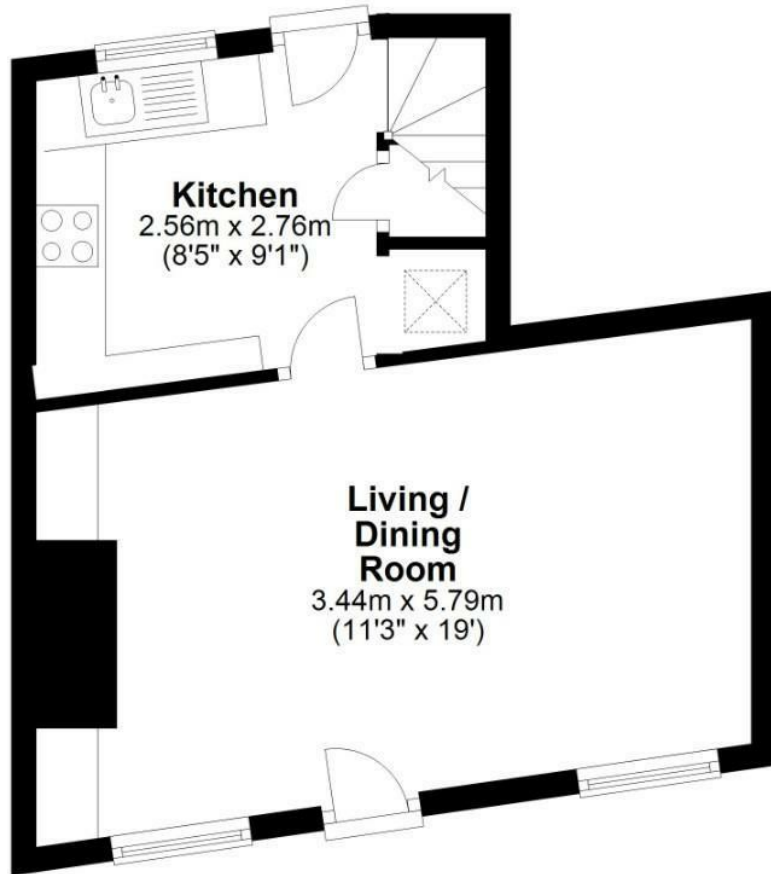
Viewing.

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



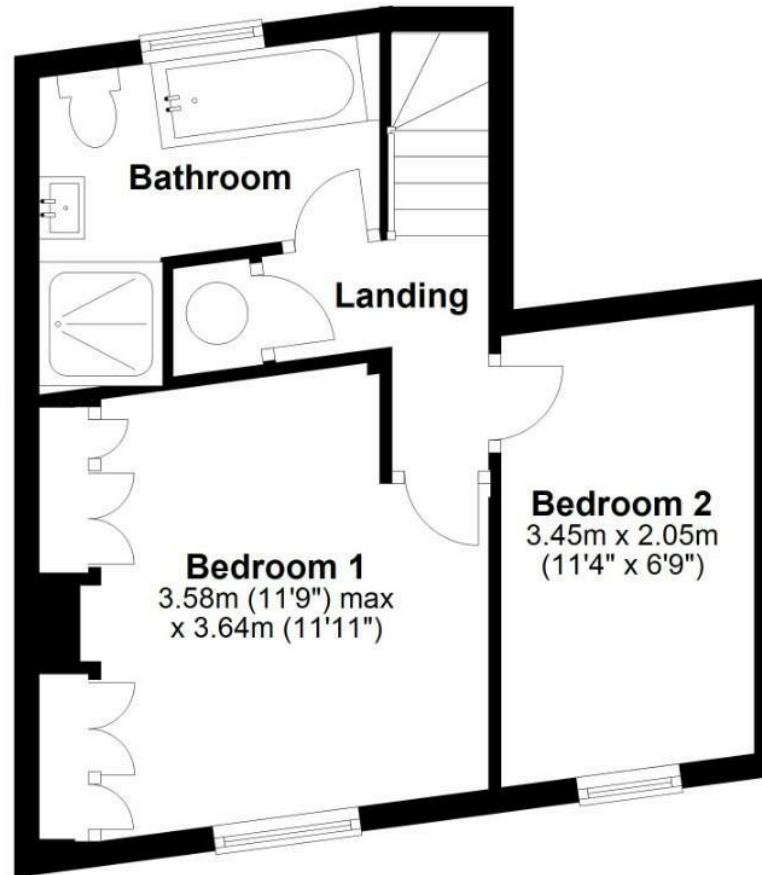
Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



Total area: approx. 60.4 sq. metres (649.9 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		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

