



27 Racecourse View, Cottenham, Cambridge, CB24 8AP
Guide Price £360,000 Freehold



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AN EXTREMELY WELL PRESENTED, SEMI-DETACHED HOME LOCATED WITHIN RACECOURSE VIEW, COTTENHAM AND BENEFITTING FROM A DOUBLE DRIVEWAY AND CARPORT.

- Semi-Detached house constructed in 2014.
- Three bedrooms, two bathrooms and one reception room.
- Gas fired central heating.
- Electric underfloor heating in the Kitchen.
- Driveway parking and carport.
- Plot measuring 0.05acres.
- Solar panels
- EPC Rating – 89/B
- Council Tax Band - D

Constructed in 2014, this delightful property provides accommodation over two levels and measures approximately 85SQM/916SQFT.

To the ground floor the property comprises of an entrance hall with stairs leading to the first floor, a living room with views overlooking the communal green to the front and a spacious kitchen/diner overlooking the rear garden. The open plan kitchen diner benefits from a featured tiled floor with electric underfloor heating below, ample storage & work top space and space for white good including a fridge/freezer, washing machine and tumble dryer. Completing the remainder of the ground floor is a rear lobby which opens onto the rear garden and a WC adjoining.

To the first floor the property comprises of three bedrooms, two of which are double in size and the third is a large single bedroom which is currently used as a home office. Serving all three bedrooms is a family bathroom with feature wall and floor tiles, a vanity unit with a sink above, a low-level WC and a panelled bath with a shower over.

Externally – to the front of the property is a double block paved driveway underneath a carport and a small garden with a variety of shrubs and a tree. The rear garden is generously proportioned for a newer home. The rear garden is fully enclosed, laid predominantly to lawn and has a patio area off the rear of the property.

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 - D

Fixtures and Fittings.

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

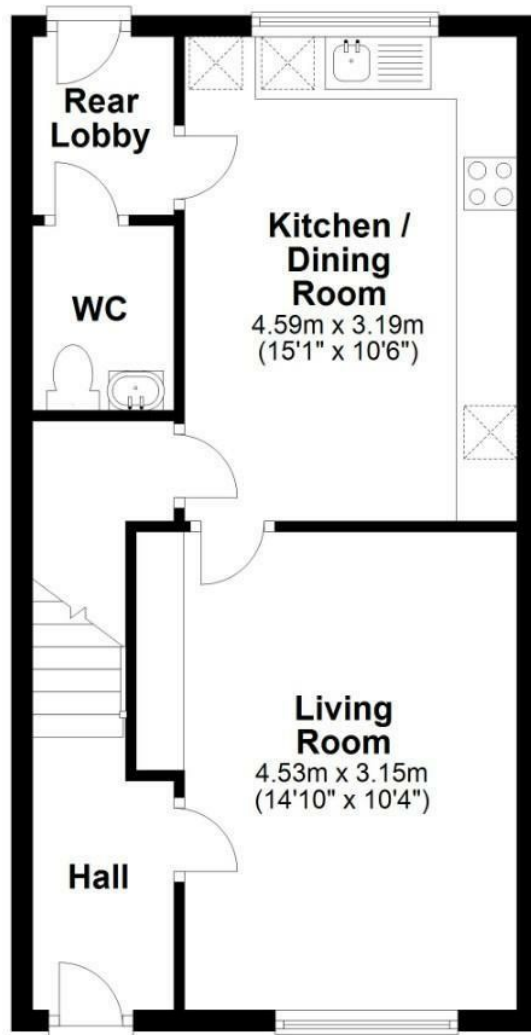
Viewing.

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



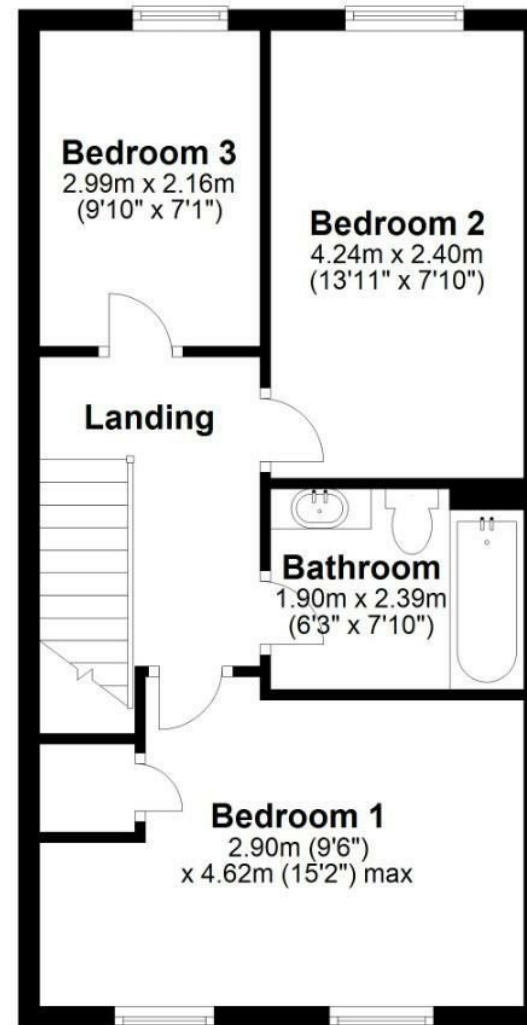
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 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	91
(81-91) B			
(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	

