



26 High Street, Rampton, Cambridge, CB24 8QE
Offers In Excess Of £450,000 Freehold



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AN ELEGANT, TWO BEDROOM DETACHED BUNGALOW LOCATED WITHIN THE SEMI-RURAL VILLAGE OF RAMPTON, APPROXIMATELY 8.5 MILES FROM THE HISTORIC CITY OF CAMBRIDGE.

- Detached bungalow
- 2 beds, 2 baths, 3 recepts
- Constructed in the 1960s
- Driveway parking and garage
- Council tax band - E
- 1229.6 sqft / 114.2 sqm
- 0.13 acres
- Oil-fired heating and photo voltaic solar panels
- EPC - C / 71
- Chain free

Having been constructed in the 1960s, this detached bungalow has been extended to the side and now provides generous accommodation measuring 1229.6 sqft /114.2 sqm.

Upon entering the property, you are greeted by a spacious entrance hall with two built-in storage cupboards. To the right side of the entrance hallway are two spacious bedrooms, both double in size with bedroom one having a built-in wardrobe and overlooking the garden to the rear. Serving both bedrooms are two fully tiled bathroom suites one with a claw foot bath, pedestal sink unit and low-level WC and the other with a walk-in shower, wall-mounted sink and low-level WC.

The property benefits from three spacious reception rooms, which includes a light and airy living room with a wood burning stove, a formal dining room and a conservatory overlooking the splendid rear garden. Completing the property is a well-proportioned kitchen/breakfast room with generous levels of built-in storage at both eye level and base level and a separate utility space. The property has been designed with future proofing in mind. The dining room, utility room and shower room have been designed that if a separate accommodation was needed, this could be converted to an annexe with ease.

Externally – The property has a gravelled driveway to the side of the property with a double gate approximately halfway down, which provides parking for numerous vehicles off road. The driveway leads up to a detached garage. The front garden has a picket fence boundary, herbaceous borders, a front lawn and a gravel laid pathway leading up to the front door. The rear garden is ideal for keen gardeners with a vast array of flowers, shrubs and trees within the borders, a large lawn area, and a gravelled area ideal for sitting of a summers evening.

Agent's Note

As with many properties of this age, there is asbestos with the roof of the garage.

Location

Located just 6 miles north of Cambridge, Rampton is an attractive village with a pub, village hall, village green and recreation ground. Cottenham Primary school and Cottenham Village College are nearby, and the guided busway is easily accessible by car or cycle. Further road links to the A14, M11 and beyond make Rampton a convenient and desirable village to live.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band -E

Fixtures and Fittings

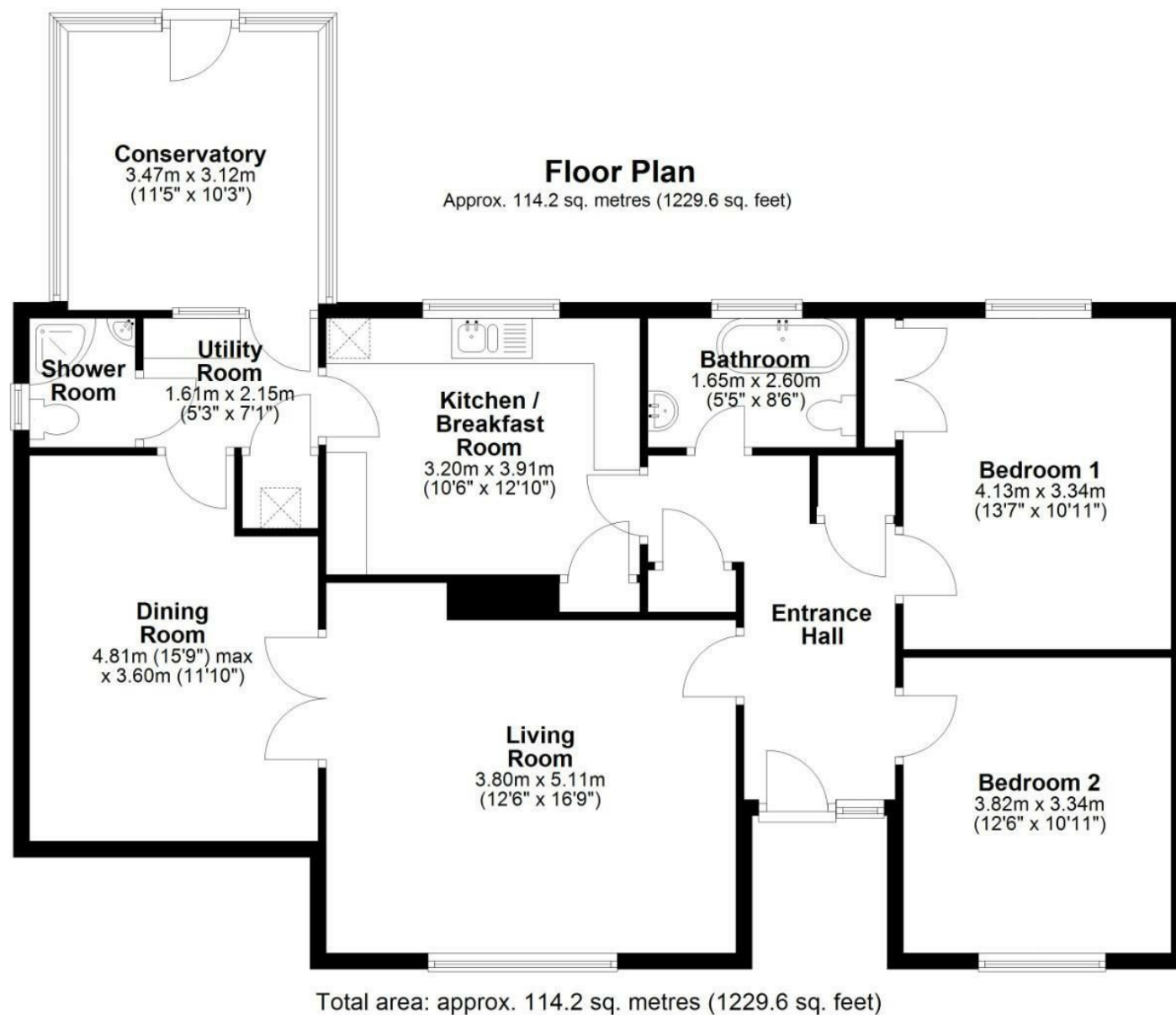
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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		



