



19 Victory Way, Cottenham, Cambridge, CB24 8TG

Guide Price £375,000 Freehold



rah.co.uk
01223 819300

A VERSATILE AND EXTENDED SEMI-DETACHED HOME, OFFERING GENEROUS ROOM SIZES THROUGHOUT AND A WONDERFULLY LANDSCAPED REAR GARDEN, SITUATED IN THIS THRIVING CAMBRIDGESHIRE VILLAGE.

- Extended semi-detached home
- Two spacious double bedrooms
- Modern open plan accommodation
- Generous rear garden
- Driveway parking and garaging
- Excellent village location

2 bedrooms – family bathroom – entrance hall – living/dining room – kitchen/breakfast room – utility room – cloakroom WC – gardens – parking – garaging

This two-bedroom semi-detached home is constructed of traditional brick elevations under a pitched and tiled roof. The property offers two spacious double bedrooms, well-appointed accommodation and a wonderful rear garden. Located just off Lambs Lane, Victory Way provides easy access to local amenities, exceptional schooling and transport connections to further afield.

In a little more detail, the ground floor accommodation comprises entrance hall with understairs cupboard for coats and shoes, full depth and dual aspect living/dining room, modern open plan kitchen/breakfast room with French doors overlooking the garden, cloakroom WC and a handy utility room including access to the garage. The kitchen has been refitted with a range of cabinetry, sink with mixer tap and space for several freestanding appliances. To the first floor, there are two spacious double bedrooms and a family bathroom with white three-piece suite.

Outside, there is a block paved driveway with parking for several vehicles which is screened by mature hedging and an integral garage. To the rear, there is a large southerly-facing garden which is mainly laid to lawn with a patio area and abundance of mature trees, shrubs and planted beds.

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 and Pharmacy. In addition there are two GP Surgeries, a Dental Surgery, Library and community centre. Cottenham boasts 4 Public houses and various restaurants including a Chinese takeaway and 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, a regular citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.

Fixtures and Fittings.

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

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band C

Viewing.

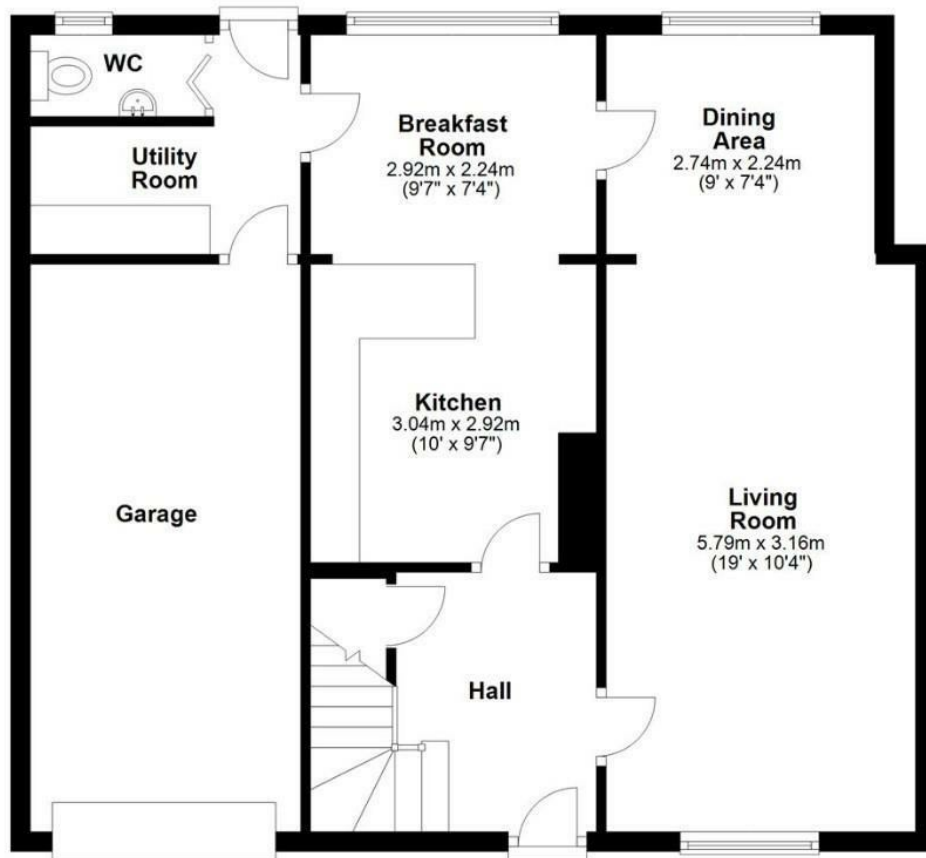
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Tenure

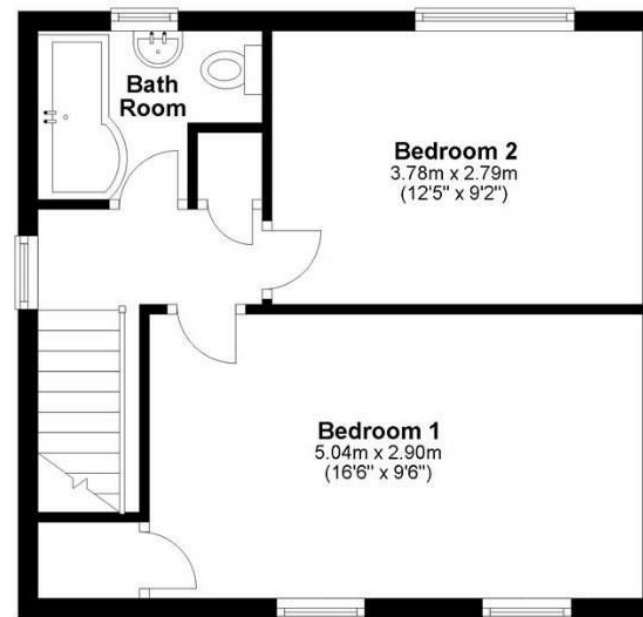
Freehold



Ground Floor



First Floor



Approx. gross internal floor area 91 sqm (975 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		73	84
EU Directive 2002/91/EC			

