



78 High Street, Cambridge, CB24 8SD
Guide Price £375,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, THREE-BEDROOM HOME WHICH MEASURES APPROXIMATELY 1453SQFT/135SQM.

- Available to purchase with no onward chain.
- Internal accommodation measuring 1453sqft/135sqm
- Within easy reach of the local amenities.
- Two garages accessible via a gated shared drive.

Having been owned by the same family for several decades, this property has been extended over the years to create a rather substantial three-bedroom home.

Upon entering the property through the generous entrance hall, you enter one of three reception rooms which include a formal dining room, a living room measuring 27ft in length, and a conservatory. Completing the remainder of the ground floor is a large kitchen with ample worktop/cupboard space and a WC adjoining.

To the first floor are three double bedrooms and a family bathroom.

Externally, the shared drive is accessible via double electric gates and turns onto the two adjoining single garages. Both garages measure 17ft in length with one used for parking a car and the second used as a workshop/storage. The property has two gardens - a courtyard garden which is accessible from the main entrance hall and a larger walled garden, laid to lawn with a large patio area off the conservatory.

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 community centre. Cottenham boasts four 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 and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

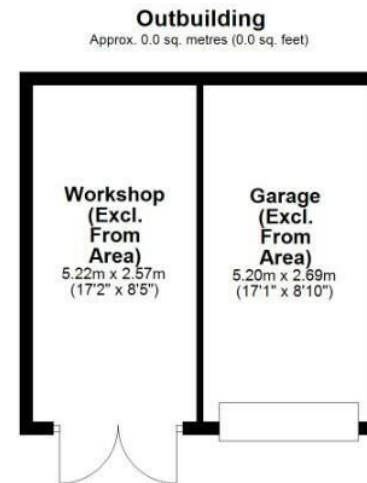
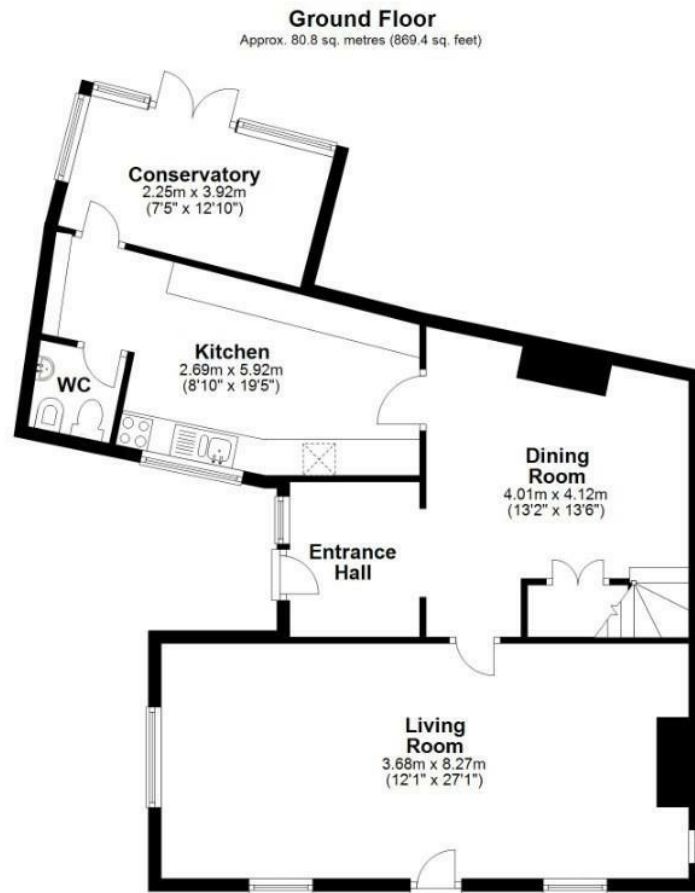
Fixtures and Fittings

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.





Total area: approx. 135.1 sq. metres (1453.9 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

