



Rampton Road, Cottenham  
CB24 8TJ

Pocock+Shaw



119 Rampton Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TJ

A very well proportioned detached family home, set on a large south westerly facing mature plot. Just a short walk from the village centre, and schools. The property is now in need of updating and modernisation.

- Reception hall with cloaks WC
- Sitting room
- Dining room
- Kitchen
- Side lobby and utility room
- Galleried landing
- Four bedrooms
- Family bathroom
- Oil fired heating system
- Single garage

Offers in region of £575,000





A traditionally constructed detached four bedroom home set on a large mature plot with a 160' rear garden. Single garage and parking to the front. With two main reception rooms, kitchen and utility room.

The village centre is just a short walk away, and offers a range of shops, highly regarded primary school and Village College.

**Glazed door to:**

**Entrance porch** Terracotta tiled floor, windows tot he front. Glazed door to:

**Reception hall** Timber open tread stairs rising to the first floor. Single fitted cloaks cupboard. Door to:

**Cloakroom/ Shower room** Fitted suite with pedestal wash basin, close coupled WC and tiled shower cubicle.

**Living room** 22'11" x 11'9" (6.98 m x 3.58 m) Window to the front, Yorkstone ornamental fire surround and hearth. Coved cornice, radiator. Double sliding patio doors to:

**Conservatory** Windows to the rear and side, glazed door to side. Ceramic tiled floor.

**Dining room** 13'0" x 8'0" (3.96 m x 2.44 m) Window to the rear, radiator, door to :

**Kitchen** 11'6" x 8'6" (3.51 m x 2.59 m) Fitted range of wood fronted units set under a wood edged work surface. Inset one and a quarter bowl, single drainer sink unit with mixer tap. Range of base units. Matching wall mounted cupboards. Window to the rear. Space and plumbing for dishwasher. Window to the rear, radiator, door to:

**Side lobby** Doors to side and garage. Further door to:

**Utility room** 8'7" x 4'5" (2.62 m x 1.35 m) Single drainer sink unit, base unit beneath. Window to the rear.

**Galleried landing** Window to the front, single airing cupboard, access to loft space.

**Bedroom one** 12'0" x 11'9" (3.66 m x 3.58 m) Window to the rear, radiator. Coved cornice.

**Bedroom two** 11'9" x 10'7" (3.58 m x 3.23 m) Window to the front, radiator, coved cornice.

**Bedroom three** 11'6" x 9'5" (3.51 m x 2.87 m) Window to the rear, radiator, coved cornice

**Bedroom four** 8'6" x 7'2" (2.59 m x 2.18 m) Window to the rear, radiator, coved cornice

**Bathroom** Coloured suite with pedestal wash basin, close coupled WC and bath, shower over. Ceramic tiling to the walls, heated towel rail/radiator.

**Outside** There is a good sized front garden, with lawn and mature shrubs and bushes. Driveway providing off road parking for two vehicles, gated pedestrian side access.

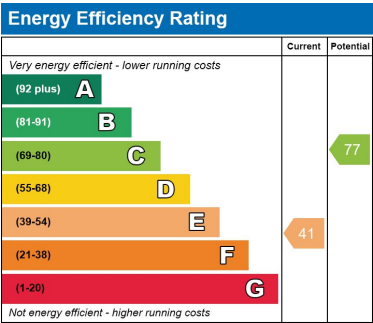
**Single garage** 17'0" x 8'6" (5.18 m x 2.59 m) Single up and over door, power and light connected, internal door to rear lobby.

**Rear garden** Approx 160' in depth, south westerly facing garden with large expanse of lawn. Well stocked mature shrub borders. Ornamental fish pond and patio area. Timber shed.

**Tenure** The property is Freehold

**Council Tax** Band F

**Viewing** By Arrangement with Pocock + Shaw







**Approximate total area**

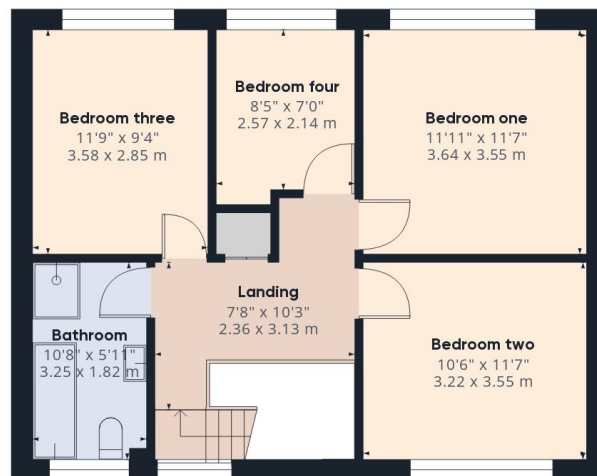
1504.46 ft<sup>2</sup>

139.77 m<sup>2</sup>

**Reduced headroom**

22.79 ft<sup>2</sup>

2.12 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested