



Rampton Road, Cottenham,
CB24 8TH

Pocock + Shaw

51A Rampton Road
Cottenham
Cambridge
Cambridgeshire
CB24 8TH

A brand new semi detached one bedroom home with south westerly facing rear garden and off road parking. Finished to a high standard with under floor heating and air source heat pump.

- Entrance hall
- Cloaks WC
- Fitted kitchen with quartz work surface and appliances
- Landing
- Double bedroom
- Bathroom
- South westerly facing garden
- Off road parking
- No upward chain

Offers in region of £275,000



A brand new semi detached one bedroom home, close to the village centre, which offers a wide range of shops and amenities, all within walking distance. Finished to a high standard with under floor heating and air source heat pump. Fitted kitchen with quartz work surface and integrated appliances. There is off road parking and a south westerly facing rear garden.

Glazed entrance door to:

Reception hall Stairs rising to the first floor with built in storage cupboard, ceramic tiled floor with under floor heating. Large boiler cupboard, and further single storage cupboard with space and plumbing for washing machine.

Cloaks WC Fitted white suite with vanity wash basin and cupboard beneath, enclosed cistern WC, part ceramic tiled splashback and tiled floor. Recessed spotlights to the ceiling.

Sitting room/ Kitchen area 9'9" x 18'9" (2.99 m x 5.74 m) A spacious and bright room with south westerly facing double French doors opening to the rear garden. Range of fitted kitchen units set under a quartz work surface with matching upstand. Inset stainless steel one and a quarter bowl sink unit and mixer tap. Four burner ceramic hob with extractor fan and matching single oven. Integrated dishwasher and fridge freezer. Matching wall mounted cupboards. Recessed spotlights to the ceiling.

First floor landing Access to loft space and single cupboard.

Bedroom 14'3" x 9'9" (4.34 m x 2.97 m) Window to the rear radiator.

Bathroom White suite with vanity wash basin, enclosed cistern WC and bath, fitted mixer tap shower. Part ceramic tiling to the walls, and floor, window to the front.

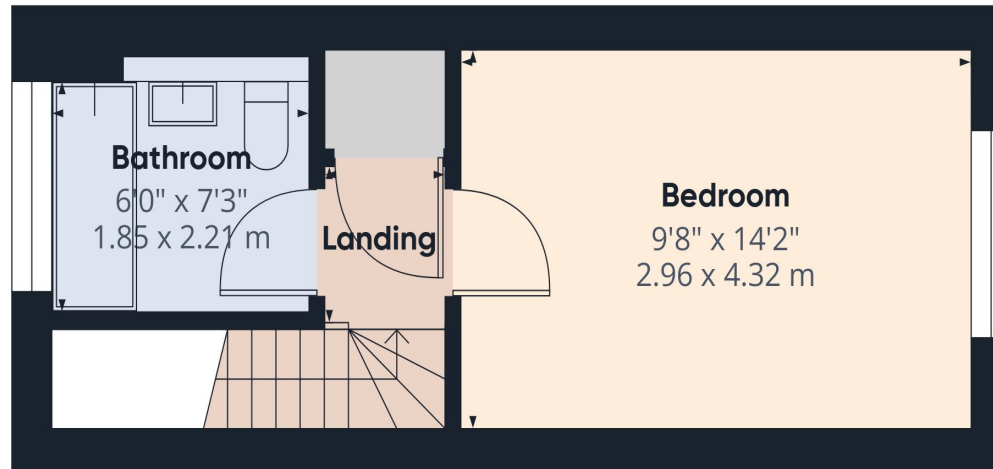
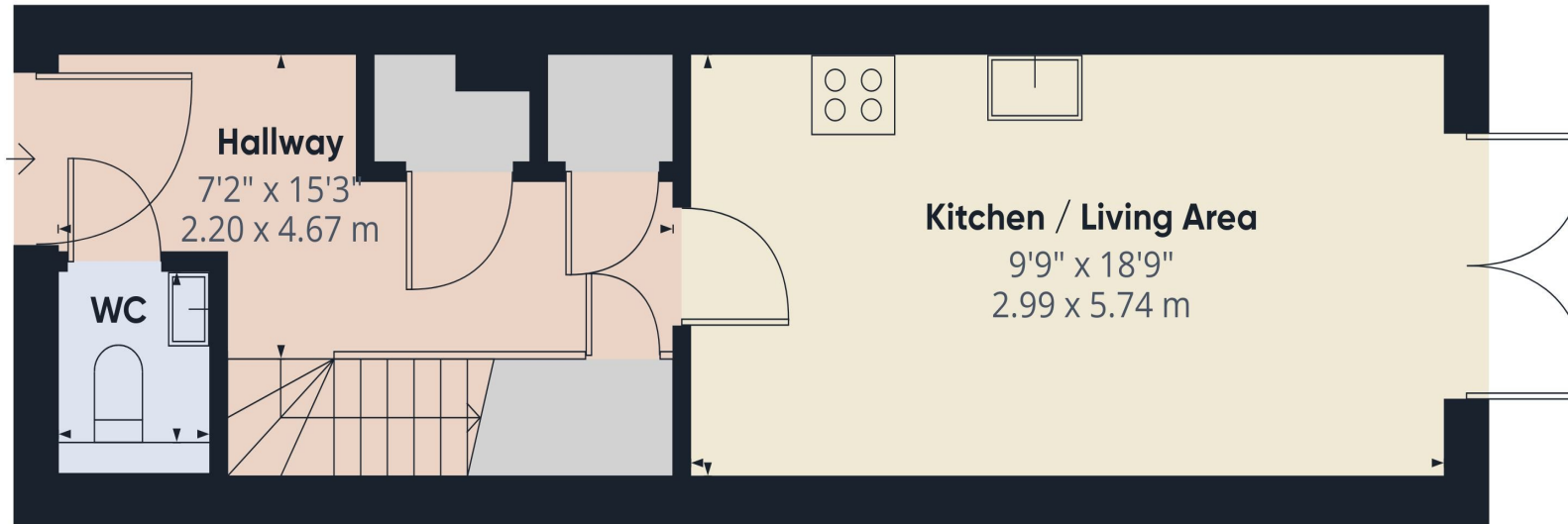
Outside To the front, there is a block paved pathway and gated pedestrian access to the side leading to the rear garden. A south westerly facing garden with lawn and patio, timber shed, gated pedestrian access to the rear and single off road parking space to the front.

Services All mains services are connected

Tenure The property is Freehold

Viewing By Arrangement with Pocock + Shaw





Approximate total area

535 ft²

49.6 m²

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

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