



Ox Meadow, Bottisham
CB25 9FL

Pocock+Shaw

73 Ox Meadow
Bottisham
Cambridge
Cambridgeshire
CB25 9FL

A rare opportunity to purchase a well presented coach house situated on this popular development close to the centre of this well served village. The property is offered with no onward chain and provides easy access to a wealth of local amenities and major transport links.

- Two double bedrooms
- Offered with no onward chain
- Large garage and parking
- Popular development
- Fitted kitchen with appliances
- Gas central heating
- Good decorative order

Offers Around £270,000



Bottisham is a popular village located approximately 7 miles from the market square in Cambridge. The village enjoys a wide variety of local amenities including shops, restaurants, public house, primary and secondary schooling. The village is well placed for access to Cambridge City Centre, A14 and the M11.

Entrance Hall Door to the front, radiator, door to stairwell with stairs to the first floor, door to the garage and radiator

Living Room 17'6" x 13'7" (5.33 m x 4.14 m) Two double glazed windows to the front, two Velux roof windows, two radiators, Door to inner hall

Inner Hall Loft access, radiator

Kitchen 12'2" x 6'1" (3.71 m x 1.85 m) Range of fitted wall and base units with working surfaces and inset sink and gas hob, stainless steel back splash with oven under, canopy hood extractor, built in washing machine, two Velux rooflights, downlighters, cupboard containing gas boiler

Bathroom Three piece white suite comprising washbasin with mixer, WC, panel bath with mixer and fitted shower over, fitted shower screen, tiled surround, tiled splash back and flooring, heated towel rail, Velux to the rear and downlighters

Bedroom 1 11'0" x 10'2" (3.35 m x 3.10 m) Double glazed window to the front, radiator, fitted triple wardrobe

Bedroom 2 10'6" x 8'5" (3.20 m x 2.57 m) Double glazed window to the front, radiator

Outside Parking on a driveway leading to a large garage with power and light and a large storage cupboard, (17'9x11'2)

Tenure The property is Freehold.

Management charge of approx. £250 per annum

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw

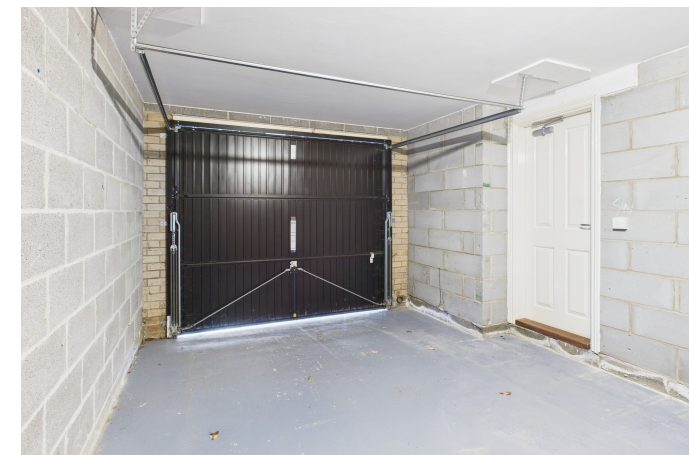
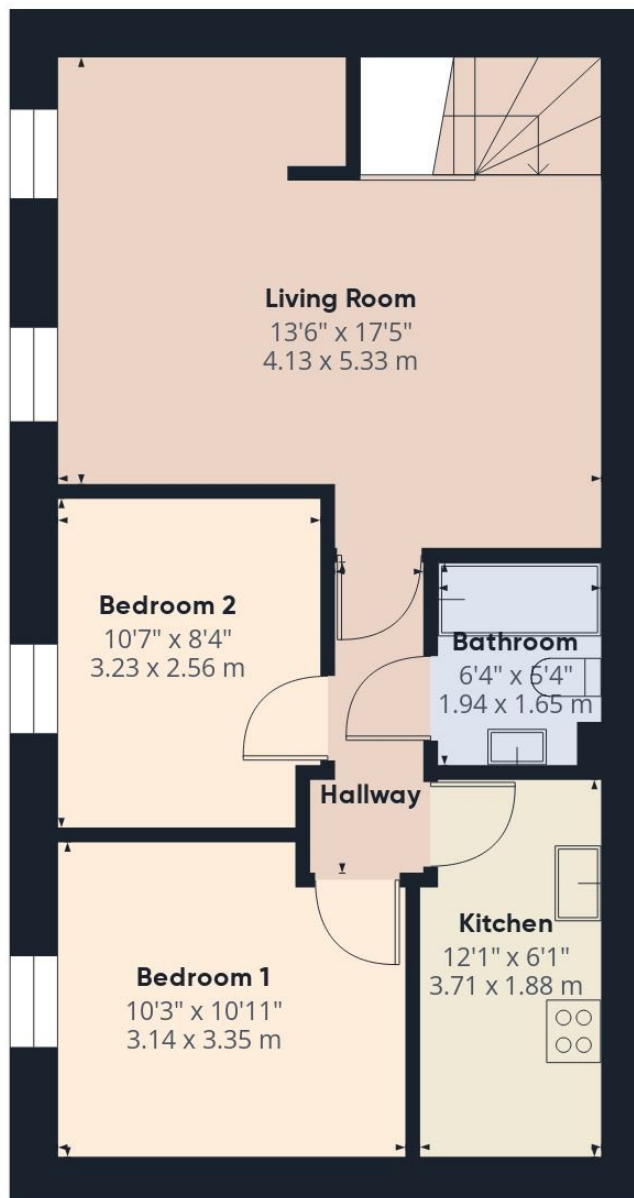




Approximate total area

817 ft²

76 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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