



**Ox Meadow, Bottisham CB25 9FL**

**Guide Price £172,500**



## Ox Meadow, BottishamCB25 9FL

A 50% share of this attractive modern terraced home arranged over three floors, located in the ever desirable village of Bottisham.

Offering accommodation including entrance hall, cloakroom, kitchen and sitting room, two bedrooms to the first floor and further bedroom to the 2nd floor. Externally the property benefits from an enclosed rear garden and a garage en bloc to the rear.

This home also benefits from a new heating system and electric air source heat pump fitted 3 years ago, including full service history and warranty. UPVC double glazing throughout.

Bottisham is a popular village located just 7 miles from Cambridge and provides a full complement of local amenities including: shops, restaurants/public house, health centre as well as Primary and Secondary school. The location offers easy access to the City Centre, the major road links, A14, M11, A11. The 12th Century Anglesey Abbey owned by the National Trust is also nearby.

### Entrance Hall

With part glazed door

### WC

White suite comprising low level W.C. and pedestal hand basin. Space and plumbing for washing machine. Radiator.

### Kitchen 11'6" x 5'10" (3.53m x 1.80m)

Modern kitchen fitted with a range of eye and base level cupboards with work tops over. Stainless steel sink with drainer and mixer tap over. Tiled splashback throughout working area. Space for freestanding cooker, dishwasher and fridge/freezer. Vinyl flooring.

### Sitting Room 13'7" x 13'1" (4.16 x 4.00)

Spacious sitting room with room for dining table. Patio doors leading to garden. Laminate flooring, under stairs cupboard.

### FIRST FLOOR

#### Landing

Doors leading to two bedrooms and bathroom. Stairs leading to second floor.

### Bedroom 1 13'1" x 11'2" (4.00m x 3.41m)

Double bedroom with window to rear

aspect. Carpet fitted less than 2 years ago.

### Bedroom 2 13'1" x 6'9" (4.00m x 2.07m)

Double bedroom with window overlooking front aspect.

### Bathroom

With white suite comprising W.C., pedestal hand basin and panelled bath with mixer tap over, wall mounted shower, glass bath screen, towel rail and airing cupboard with newly fitted hot water tank and immersion.

### SECOND FLOOR

#### Landing

space for storage, door leading to third bedroom.

### Bedroom 3 15'11" x 9'0" (4.86m x 2.75m)

double bedroom with window to front aspect and velux window to rear aspect.

### OUTSIDE

South-facing garden with outlook on to trees. Newly laid patio and landscaping, air source heat pump with full service history.

Garage en bloc with up and over door.

### Property Information

Rent - £458.78 per month/Service Charge - £74.06 per month  
EPC - C

Tenure - Leasehold / Shared Equity

Council Tax Band - C (East Cambs)

Property Type - Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 86 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

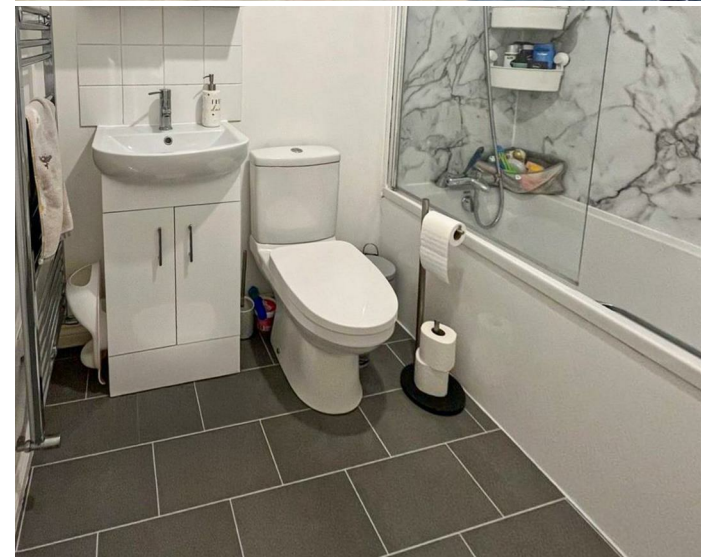
1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely/limited on all networks

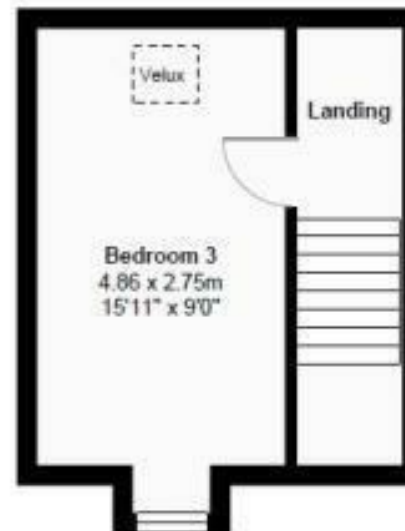
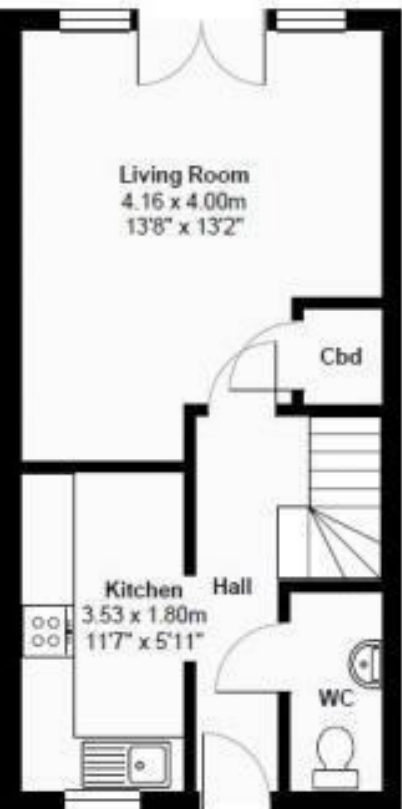
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words -

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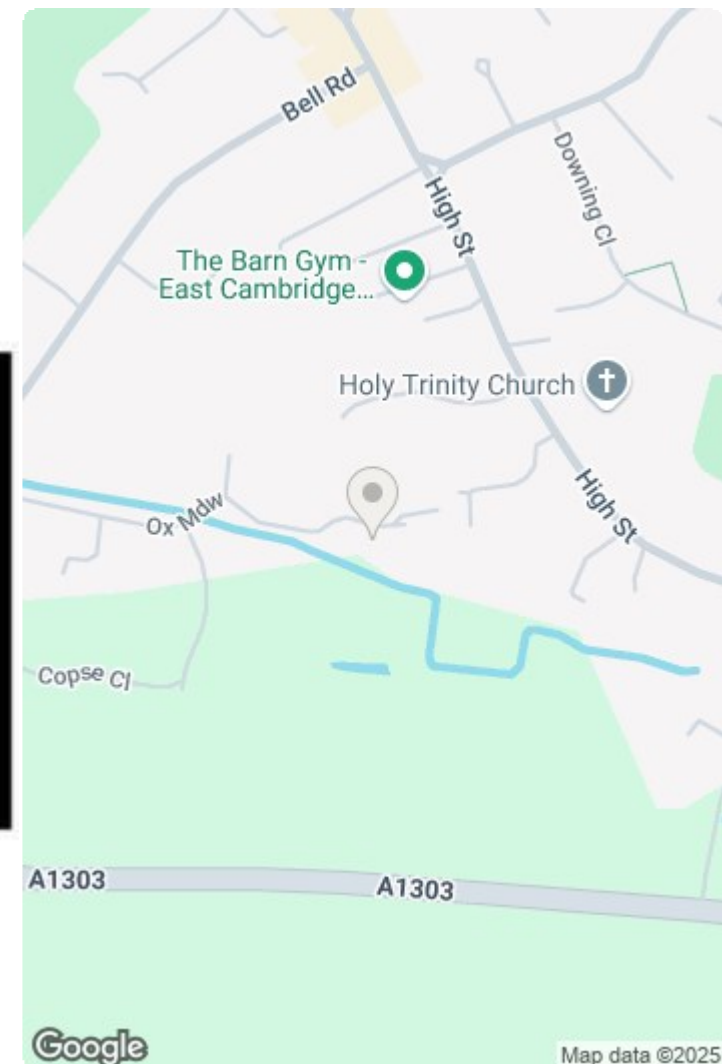


## Ox Meadow Bottisham



Total Area: 88.0 m<sup>2</sup> ... 948 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Plans prepared by: charlesjharrison.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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