



**Beechwood Avenue, Bottisham, CB25 9BG**

**CHEFFINS**



## Beechwood Avenue

Bottisham,  
CB25 9BG

3 1 1

**Guide Price £419,900**

- Semi-Detached House
- 3 Double Bedrooms
- Open Plan Living/Dining Room
- First Floor Bathroom
- Enclosed Rear Garden
- Garage to Rear
- Short Walk to Primary School
- NO CHAIN

A 3 bedroom semi-detached house offering plenty of potential and located in a popular residential development in the desirable village of Bottisham and located just a few minutes walk from the local primary school. The property is offered with NO CHAIN and benefits from solar panels on the rear elevation. The spacious accommodation comprises an open plan living/dining room, a fitted kitchen, ground floor cloakroom and 3 double bedrooms and a bathroom on the first floor. Outside is an enclosed rear garden, garage and parking for 1 car. Viewing Recommended.





## LOCATION

BOTTISHAM is a village situated on the east side of Cambridge with easy access to Cambridge and Newmarket. There are good facilities including local shops, doctor's surgery, Church, primary school and Village College. The village is an established community with regular bus services to Cambridge, Newmarket and Ely.



**ENTRANCE HALL**

with a newly fitted vinyl flooring, entrance door and double glazed window to the side, radiator, stairs up to the first floor, glazed wall into the living room.

**CLOAKROOM**

with a low level WC, wall mounted wash hand basin, newly fitted vinyl flooring, radiator, double glazed window to the front aspect.

**LIVING ROOM**

with large double glazed full length windows overlooking the front aspect, radiator, York stone fireplace and hearth.

**DINING AREA**

Open plan with living room with parquet style flooring, radiator, French doors opening onto the garden.

**KITCHEN**

with a range of matching wall and base units with work surfaces over, multi-fuel cooker with electric oven and 4 ring gas hob with extractor hood over, stainless steel sink with mixer taps, fridge, freezer, dishwasher, space and plumbing for washing machine, inset spotlights, large storage cupboard housing the floor gas boiler, tiled flooring, double glazed window and door to the rear aspect.

**FIRST FLOOR****LANDING**

with a radiator, loft access (boarded), airing cupboard, double glazed window to the side aspect.

**BEDROOM 1**

A double room with a large fitted wardrobe, radiator, double glazed windows to the front aspect with countryside views.

**BEDROOM 2**

A double room with 2 built-in wardrobes, radiator, double glazed windows to the front aspect with countryside views.

**BEDROOM 3**

A double room with a radiator, storage cupboard, double glazed windows to the rear aspect.

**CLOAKROOM**

with low level WC, vinyl flooring, double glazed window to the rear aspect.

**BATHROOM**

with a vanity wash hand basin, 'P' shaped bath with shower over, tiled walls, vinyl flooring, heated chrome towel rail, double glazed window to the rear aspect.

**OUTSIDE**

The part walled rear garden is mainly laid to lawn with a patio seating area, pathway access, side and rear gated access. Large storage cupboard housing the solar panel controls. To the side is a further area laid to lawn.

The property is set on a wide road benefiting from wider pathways and lawned areas.

The front garden is laid to lawn with pathway access and a Weeping Birch tree.

**SINGLE GARAGE**

Located to the rear of the property with an up and over door to the front, pedestrian door to the garden, power and light, window to the rear aspect.

Parking space for 1 car in front of garage.

**SALES AGENTS NOTES**

The property benefits from 2.8 kw solar panels on the rear elevation, these were installed in 2023 and are owned outright.


Please note an annual maintenance fee is payable of approx. £100 for maintenance of communal green areas.

For more information on this property, please refer to the Material Information Brochure on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide Price £419,900  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire





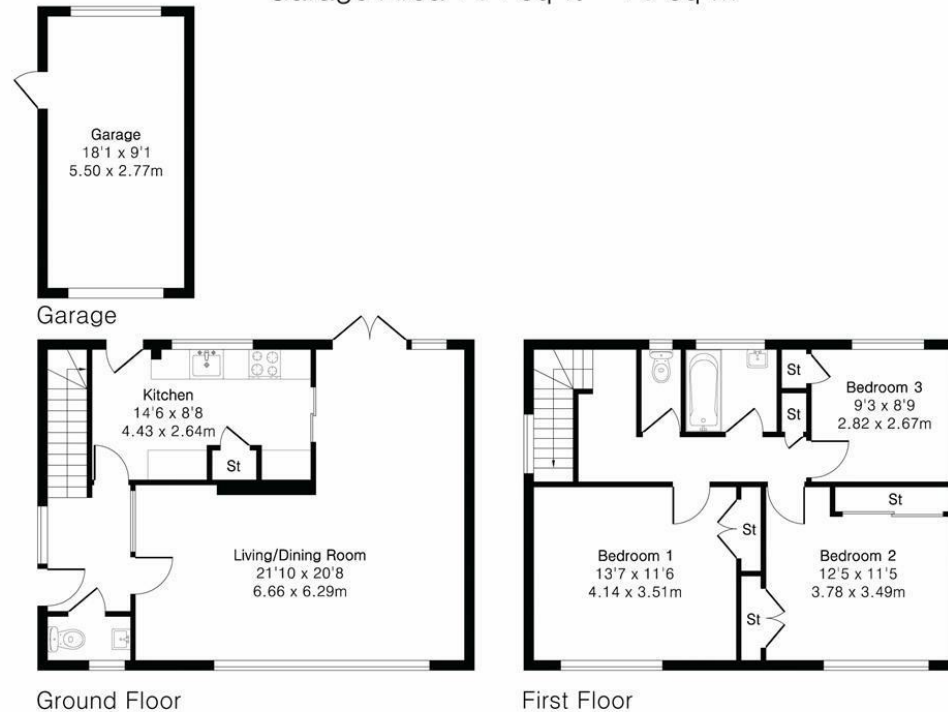


## Approximate Gross Internal Area 1142 sq ft - 106 sq m (Excluding Garage)

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 571 sq ft – 53 sq m

Garage Area 164 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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