



1 Church End  
Rampton, CB24 8QA

Guide price £225,000

# 1 Church End

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- Ground floor flat
- No chain
- Two double bedrooms
- Garage and off street parking
- Private outdoor space

A well presented two-bedroom ground floor flat extending to approximately 965 sq ft, fronting onto the village green, offered with no onward chain and situated within convenient reach of local amenities.

The private entrance leads into a welcoming entrance hall, opening into a surprisingly spacious living room with an electric fire, and room for a large dining table. The entrance hall also leads to the kitchen/dining room which is well fitted with a range of wall and base units, integrated appliances including an oven, hob and dishwasher, and an undercounter fridge. A utility room provides additional storage and appliance including an undercounter freezer and a washer/dryer, along with side access to the property.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and space for additional furnishings. The bathroom is fitted with an electric shower over bath, basin, WC, and also benefits from a useful storage cupboard.





To the front of the property, there is a private outdoor space with a patio area. It also benefits from a garage with light and power and one allocated parking space.

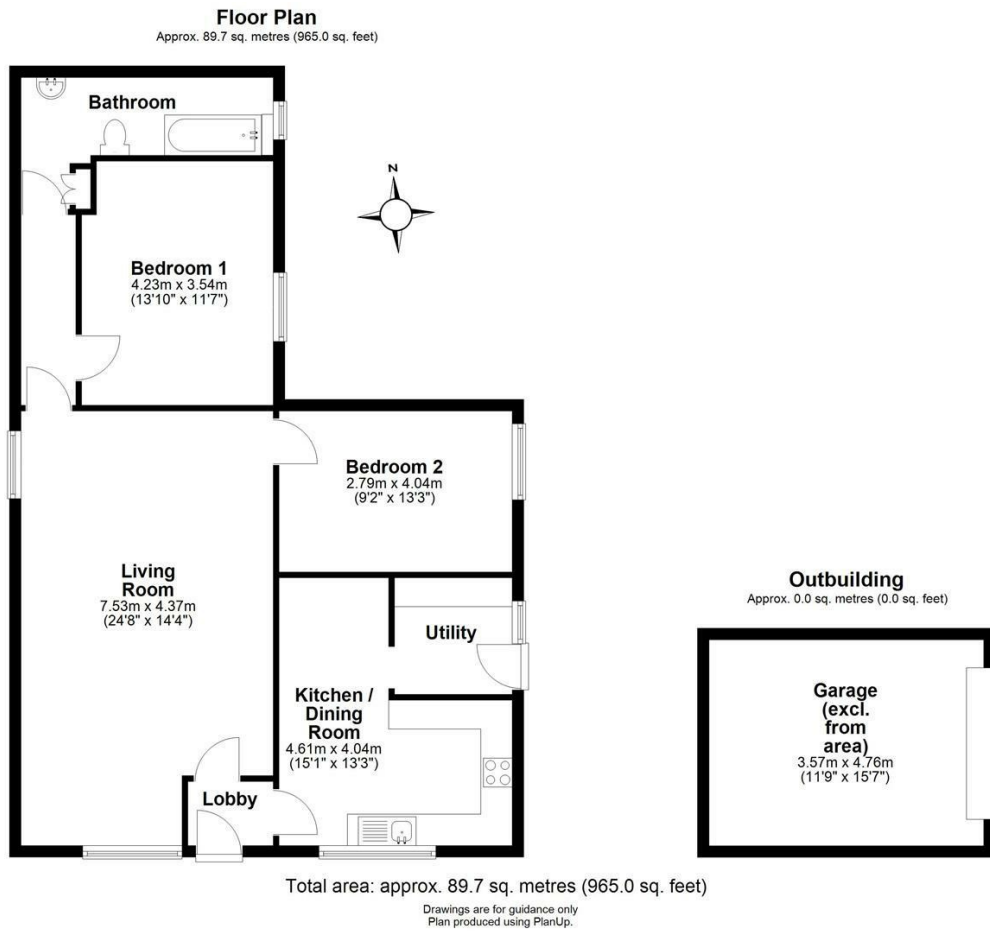
The property has double glazing throughout, and has oil fired heating.

Rampton is a charming village with a strong community and local amenities. Nearby Cottenham and Willingham offer shops, pubs, cafes, and healthcare. The village hall hosts events and activities, while excellent road links via the A14 and A10 provide easy access to Cambridge, Huntingdon, Ely, King's Lynn, and London, with Park & Ride facilities close by.

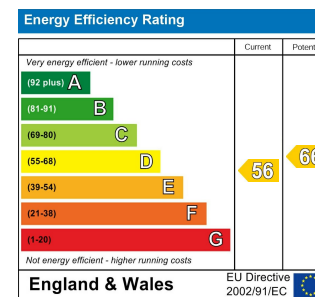
SatNav: CB24 8QA

What3Words: ///factually.lasts.sonic





## Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold  
Council tax band: B

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