


# 1a Church End

Rampton, CB24 8QA

**Guide price £220,000**

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- First floor flat
- No Chain
- Two double bedrooms
- Garage and off street parking

An immaculate two-bedroom first floor flat offering approximately 847 sq ft of accommodation, with no onward chain and located in the village of Rampton.

The private entrance is accessed via external stairs, and opens into an inviting entrance hall with a useful storage cupboard and providing access to all rooms. The living /dining room is a light and spacious area, enjoying pleasant views over the village green. The modern kitchen is well appointed with a range of wall and base cabinets, along with appliances including an electric oven, dishwasher, washing machine and fridge/freezer.

There are two well-proportioned double bedrooms, with the principal bedroom enjoying views over the village green and the second benefiting from built-in wardrobes. The bathroom is fitted with an electric shower over bath, basin, and WC.

The property has double glazing throughout, oil fired heating, and benefits from a garage with light and power and one allocated parking space.















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: ///adhesive.golf.dealings

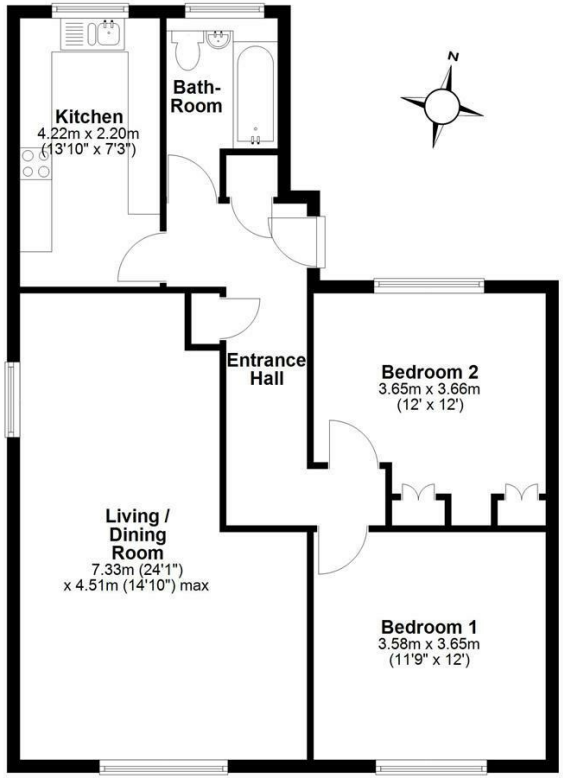




GRAY TOYNBEE

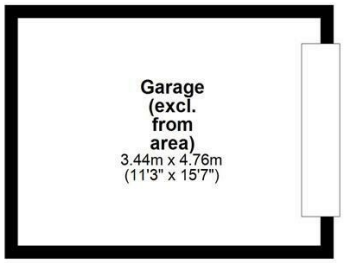
## Floor Plan

Approx. 78.8 sq. metres (847.8 sq. feet)




## Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

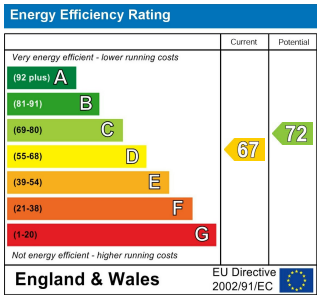



Total area: approx. 78.8 sq. metres (847.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.




## Energy Efficiency Graph




Tenure: Leasehold - Share of Freehold

Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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