

London Road, Six Mile Bottom, CB8 0UF

CHEFFINS

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Six Mile Bottom,
CB8 0UF

4 2 2

Guide Price £440,000



- Motivated Seller with NO CHAIN - Offers Welcomed
- 4 Bedrooms - 1 Ensuite
- Garage & Driveway
- Well Presented Accommodation
- Well Equipped Fitted Kitchen
- Low Maintenance Rear Garden
- Convenient Transport Links
- Views over Paddocks to the Front

Motivated Seller/ Offers invitedA deceptively spacious and beautifully presented home offered with NO CHAIN and ideally situated with excellent transport links to the A11 and A14, as well as a nearby train station. The well-appointed accommodation comprises 2 reception rooms, a fitted kitchen, a primary bedroom with ensuite, 3 further bedrooms and a family bathroom. Externally, the property benefits from a garage, ample off-road driveway parking and a beautifully landscaped low maintenance rear garden.









LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include Swynford Manor and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).

ENTRANCE HALL
A spacious hall with front entrance door, stairs to the first floor, radiator and storage cupboard.

DINING ROOM
with a radiator with decorative radiator cover, window to the rear aspect.

LIVING ROOM
with a radiator with decorative radiator cover, windows overlooking the rear garden and a door leading outside.

CLOAKROOM
with a low level WC, hand wash basin, window to the front aspect.

KITCHEN
with a range of built-in wall and base mounted units with worktop surfaces, stainless steel sink and drainer, integrated brand new Bosch oven with hob and extractor hood over, washing machine, dishwasher, brand new Bosch fridge/freezer, radiator, window to the front aspect.

FIRST FLOOR

LANDING
with a window to the front aspect enjoying views over Paddocks.

BEDROOM 1
with a window to the rear aspect.

ENSUITE SHOWER ROOM
with a hand wash basin, shower cubicle, low level WC, window to the rear aspect.

BEDROOM 2
with a radiator, window to the rear aspect.

BEDROOM 3
with a radiator, window to the front aspect enjoying views over Paddocks.

BEDROOM 4
with a radiator, window to the rear aspect.

BATHROOM
with a panelled bath with shower over, hand wash basin, low level WC, heated towel rail, window to the front aspect.

OUTSIDE
To the rear of the property is access to the garage and driveway parking for approx. 3 cars.

The low maintenance rear garden is beautifully landscaped with a patio seating area, mainly gravelled with an area of astro turf, an oil tank and side gated access onto the driveway.

GARAGE
with a pedestrian door to the front and an up and over door to the rear.

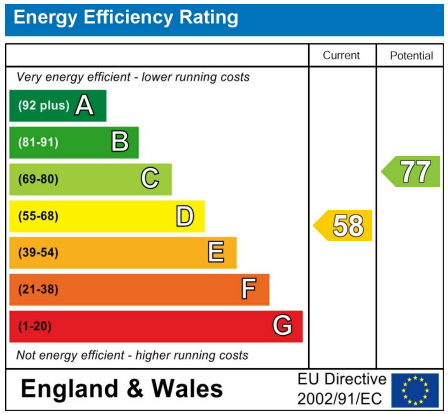
SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.















Guide Price £440,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire













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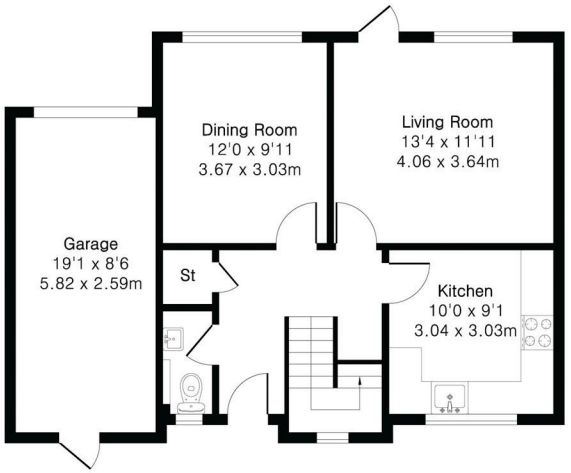
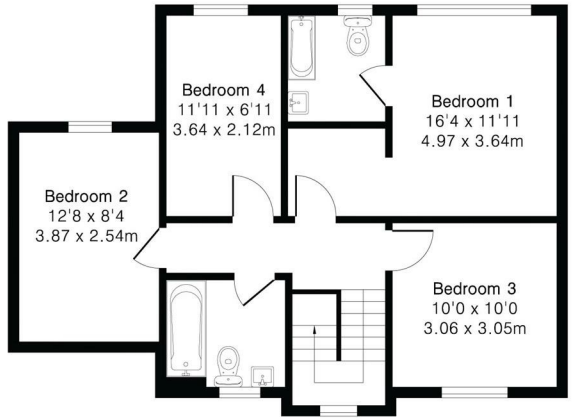
Approximate Gross Internal Area 1194 sq ft - 111 sq m (Excluding Garage)

Ground Floor Area 540 sq ft – 50 sq m
First Floor Area 654 sq ft – 61 sq m
Garage Area 162 sq ft – 15 sq m



Ground Floor



First Floor

PINKPLAN

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

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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