



Ellis Close, Cottenham, CB24 8UN

CHEFFINS

Ellis Close

Cottenham,
CB24 8UN

A three bedroom bungalow with off-road parking for multiple vehicles and a garage. The property is situated in a prime location on this highly sought after residential street with ease of access to a wealth of local amenities Cottenham has to offer as well as Histon/Impington and Cambridge City with Cambridge North mainline station. This property is being offered with no onward chain.

3 1 2

Guide Price £450,000





LOCATION

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the university city of Cambridge. The thriving community offers excellent social, leisure and educational facilities, including shops, restaurants, post office, church, library and primary school. For the commuter, the nearest train station is in Waterbeach (5 miles) and provides direct links into Cambridge and London Kings Cross.

UPVC DOOR

which is leading into:

ENTRANCE HALL

carpeted, downlighter, storage cupboards housing gas meter and fuse box, into:

SITTING/DINING ROOM

carpeted, upvc double glazed window overlooking front of the property, radiator, airing cupboard, further radiator in Sitting room area, carpeted, downlighter, gas fire with wooden mantelpiece and ceramic hearth, wall mounted lights, sliding doors lead out into:

CONSERVATORY

carpeted, electric heater, downlighter and sliding door out onto rear garden.

KITCHEN

with wooden floor, range of floor and wall units, laminate worktop, stainless steel sink and drainer with mixer tap, space for fridge, space and plumbing for washing machine, boiler, space for oven, part tiled walls, upvc double glazed window overlooking front of the property, radiator, further built-in storage cupboards, door leading out to side passage offering access to both the front and rear of the property as well as garage and good size timber storage shed with power, shelving, workbench and cupboards.

HALLWAY

Karndean effect wood flooring, access to loft space, downlighter, access into various rooms.

PRINCIPAL BEDROOM

carpeted, radiator, upvc double glazed window overlooking the rear garden, downlighter.

BEDROOM 2

carpeted, upvc double glazed window overlooking front of the property, radiator, built-in storage cupboards with hanging rails, and further overhead storage and shelving.

BEDROOM 3

carpeted, built-in wardrobe and hanging rails, overhead storage, upvc double glazed window overlooking rear of the property, radiator, downlighter.

BATHROOM

with lino flooring, tiled walls, upvc frosted window overlooking front of the property and three piece suite comprising of walk-in shower, wash hand basin and low level w.c., heated towel rail and extractor fan, downlighter.

OUTSIDE

The property is approached via a driveway leading to SINGLE GARAGE with up and over door, power connected, separate secure access via wooden and glass panel door and gravel area providing off-road

parking for multiple vehicles. The remainder of the garden is laid predominantly to lawn and is partly enclosed on one side via a wall and a side access to the rear garden. The driveway continues into a pathway to front door.

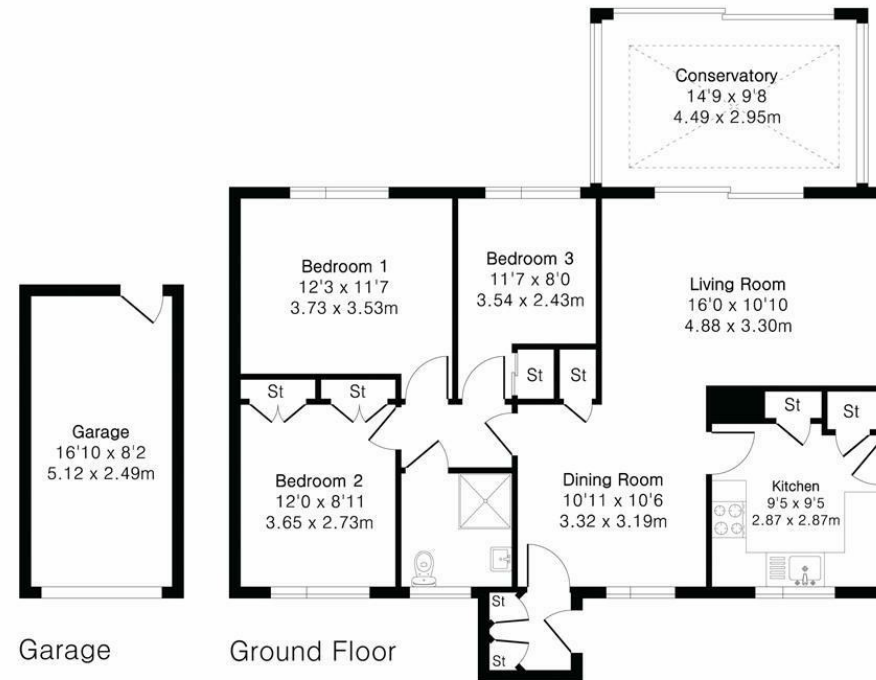
Rear garden with terrace area perfect for al fresco dining. The garden is predominantly laid to lawn and fully enclosed by concrete post and timber fencing, further hedging along the boundary. A further timber storage shed, greenhouse and various beds containing a variety of shrubs, flowers, trees and hedging.





**Approximate Gross Internal Area 1003 sq ft - 93 sq m
(Excluding Garage)**

Garage Area 137 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	80
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire District
Council



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.