

67 Racecourse View
Cottenham, CB24 8AP

Guide price £375,000



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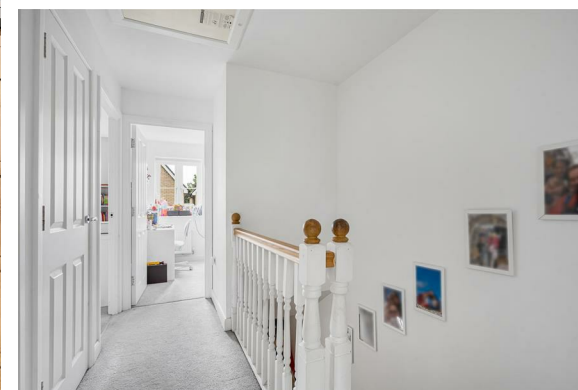
- 3 Bedrooms
- Enclosed garden
- Off-road parking
- Village location

A modern and well-presented three-bedroom mid-terraced home, offering off-road parking and an enclosed rear garden, situated at the end of a private cul-de-sac in the popular village of Cottenham.

The ground floor accommodation begins with an entrance hall featuring a cloakroom. This leads into a bright and spacious living/dining room with a door and windows overlooking the rear garden, as well as a useful built-in storage cupboard.

The kitchen, accessed from the hallway, is fitted with a range of wall and base units with work surfaces over, an integrated oven and gas hob. There is additional space and plumbing for a washing machine and a full-height fridge/freezer.

Upstairs, the property offers three bedrooms. The principal bedroom includes a generous built-in wardrobe and ensuite shower room. The family bathroom is fitted with a bath with shower attachment, WC, basin and heated towel rail.





Outside, the rear garden is fully enclosed, predominantly laid to lawn with patio borders, and there is a useful timber shed. A secure side gate leads to a car port offering off-road parking for two vehicles.

There is an annual maintenance fee of approximately £250.00 to contribute towards the upkeep of the communal areas.

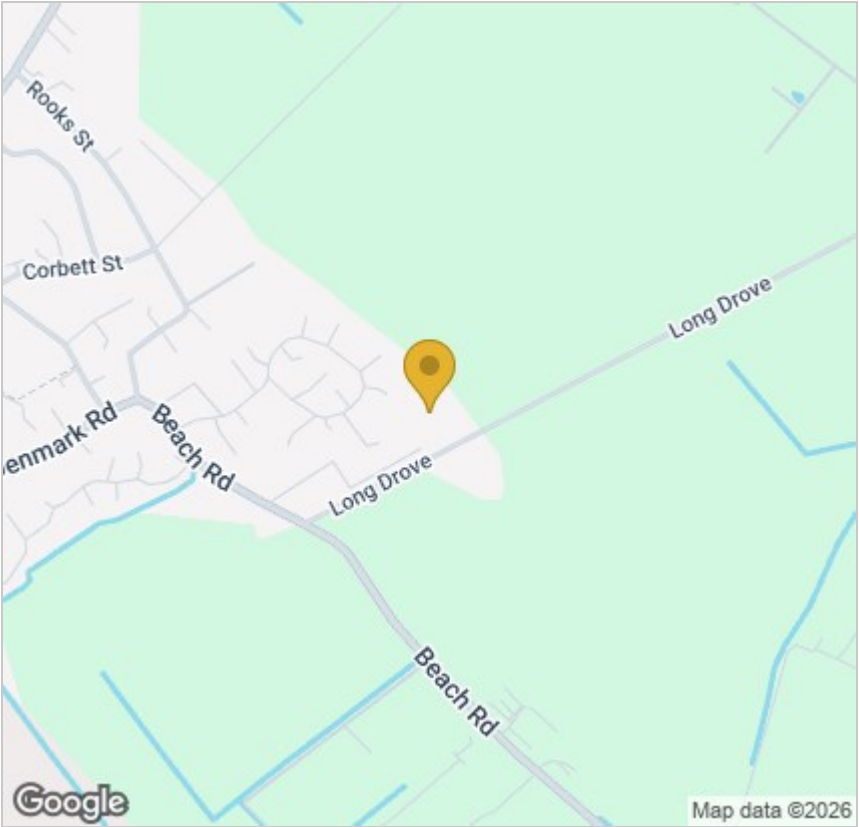
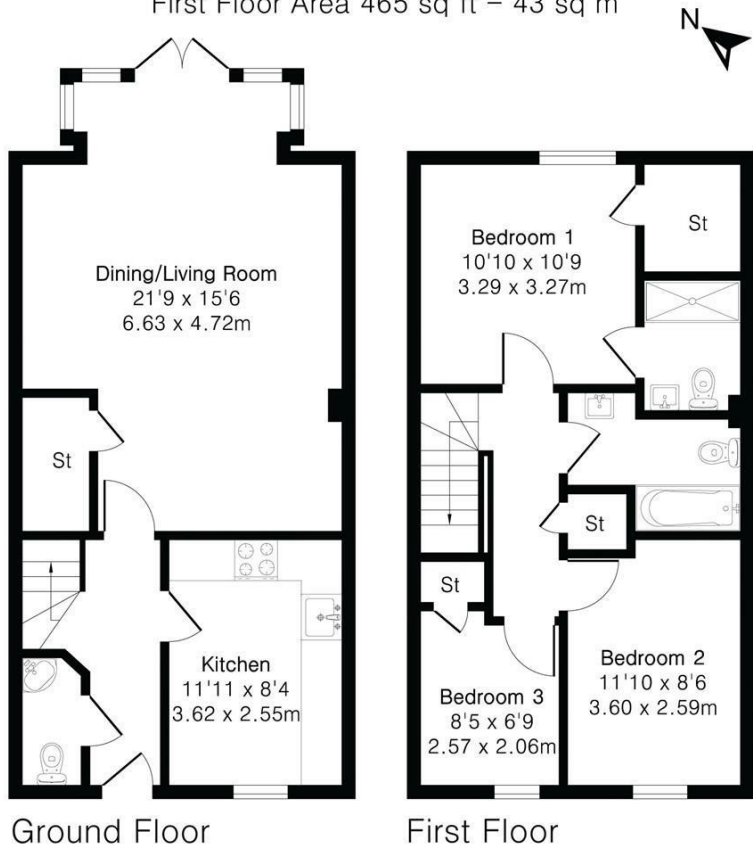
Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several pubs and eateries and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav: CB24 8AP

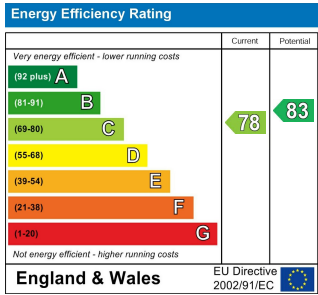
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Approximate Gross Internal Area 970 sq ft - 90 sq m
Ground Floor Area 505 sq ft – 47 sq m
First Floor Area 465 sq ft – 43 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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