



Oakington Road, Cottenham, CB24 8TW

CHEFFINS

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Cottenham,
CB24 8TW

A well presented three bedroom semi-detached property extending to approximately 916sqft and arranged over two floors. The property further benefits from a generous rear garden and off-road parking and is located in the ever popular village of Cottenham with ease of access to a wealth of local amenities that Cottenham has to offer as well as Histon/Impington and Cambridge City with Cambridge North mainline station.

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.

3 1 2

Guide Price £350,000





UPVC FRONT DOOR

leading to:

ENTRANCE HALL

with tiled floor and downlighter, radiator, storage cupboard with hanging rail and housing the fuse box, understairs storage cupboard, stairs leading to first floor and access into various rooms.

SITTING ROOM

with wood flooring, upvc double glazed window overlooking front of the property, downlighter with dimmer switch, radiator, decorative electric fire with stone effect surround and hearth.

KITCHEN/DINER

with a continuation of the tiled flooring, radiator, upvc double glazed window overlooking the rear of the property, upvc double glazed door leading out to the rear garden.

Kitchen has a range of floor and wall units with oak worktop, integrated appliances include AEG oven and grill, space for fridge/freezer, integrated 5 ring Bosch gas hob with extractor fan and splashback behind, space and plumbing for dishwasher, one and a half stainless steel sink and drainer with mixer tap, LED spotlights, cupboard housing Combi boiler, understairs storage cupboard and additional storage cupboard with space and plumbing for washing machine and oak worktop.

DOWNSTAIRS W C

with tiled flooring, low level w.c., wash hand basin with mixer tap and upvc double glazed frosted window overlooking rear of the property, downlighter, radiator.

ON THE FIRST FLOOR

LANDING

carpeted, built-in bookshelf, access into loft space and various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlighter, built-in wardrobe with sliding doors.

BEDROOM 2

carpeted, upvc double glazed window overlooking front of the property, radiator, downlighter.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, radiator, downlighter, built-in desk space and storage cupboard with hanging rail.

BATHROOM

with tiled flooring, three piece suite comprising bath with shower over, wash hand basin with mixer tap, storage cupboard below, and low level w.c., upvc double glazed frosted window overlooking rear of the property, extractor fan, heated towel rail, downlighter.

OUTSIDE

The property is approached via pathway leading to front door. Front garden is predominantly laid to lawn with a crab apple tree in the centre and mostly enclosed via hedging surrounding the borders

Rear garden is fully enclosed via wall and timber fencing to the side predominantly laid to lawn with borders containing a variety of shrubs, step up to paved terrace area perfect for alfresco dining and outdoor seating, access door into metal shed and gate leading out to off-road parking area to the rear of the property, outside tap, outside electricity point.

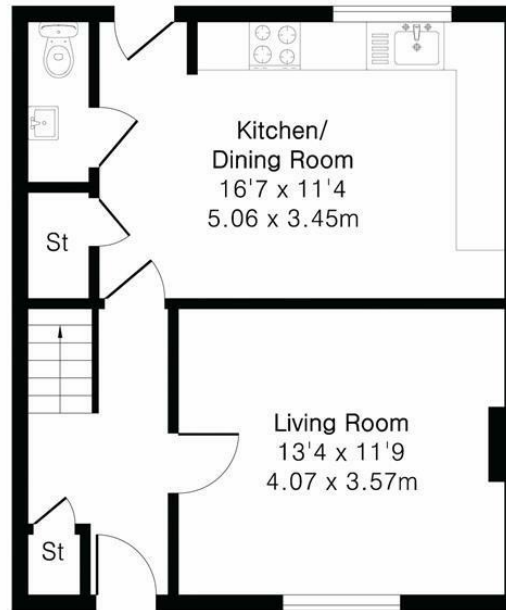




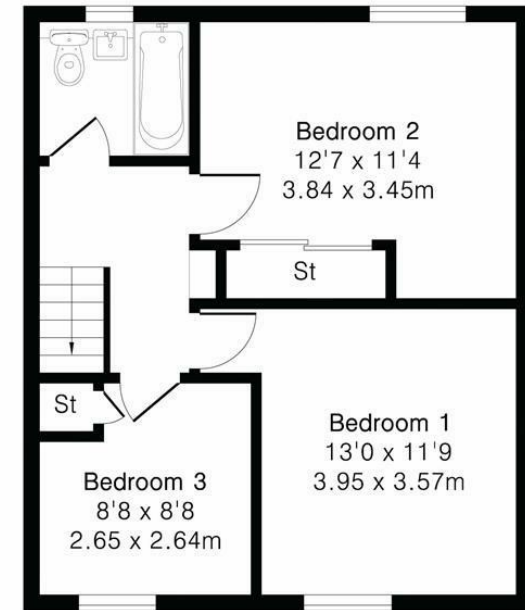
Approximate Gross Internal Area 916 sq ft - 86 sq m

Ground Floor Area 458 sq ft – 43 sq m

First Floor Area 458 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	64	64	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

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.



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